

WOODSIDE HERALD

SERVING SUNNYSIDE-WOODSIDE AND LONG ISLAND CITY

VOL. 93 NO. 28

WOODSIDE, L.I.C., N.Y. FRIDAY, JULY 10, 2026

FREE



NEW YORK — Mayor Zohran Kwame Mamdani and Governor Kathy Hochul have announced Next Stop: Fast Buses, Better Service, a joint initiative between the New York City Department of Transportation (NYC DOT) and the Metropolitan Transportation Authority (MTA) aimed at improving bus service throughout New York City.

The plan includes \$882 million in city funding over five fiscal years, consisting of \$254 million in expense funding and \$628 million in capital funding. Officials said the initiative will make bus service faster, more reliable, more accessible and more comfortable for riders.

As part of the plan, NYC DOT and the MTA will improve 50 priority bus corridors across the five boroughs and launch the city's next generation of rapid bus service along five key routes. According to the announcement, the improvements are intended to increase bus speeds by 20 percent, shorten some commutes by up to six minutes each way, improve reliability and expand accessibility.

The MTA also plans to improve service reliability by ensuring scheduled trips are completed, modernizing depot operations and strengthening bus maintenance. Through the authority's 2025–2029 Capital Program, approximately 2,500 new buses will be purchased, replacing about 40 percent of the current fleet.

Beginning in 2027, the MTA plans to phase in all-door boarding as the system completes its transition to tap-and-ride fare payment. Officials said the change will reduce the amount of time buses spend at stops and help improve travel times.

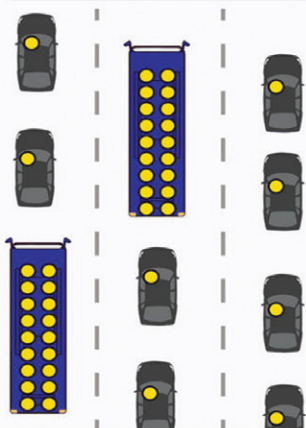
The initiative also includes improvements to the rider experience at bus stops. NYC DOT and the MTA plan to expand the bus stop accessibility program to reach 65 stops annually by 2030, install 300 new bus shelters by 2028, add seating at 875 bus stops each year with the goal of providing seating at every feasible stop by 2035, plant 30 trees at bus stops in 2026 and pilot shelter designs intended to help reduce the effects of extreme heat. The agencies also plan to install 90 new real-time passenger information displays in 2026 and expand that network to 2,900 displays citywide by 2030.

To improve bus travel times, the plan calls for expanded enforcement of bus lanes. NYC DOT and the MTA will add bus-mounted Automated Camera Enforcement to 25 additional routes each year in 2026 and 2027. NYC DOT also plans to install 200 additional stationary bus lane cameras by 2027, while the New York City Police Department will expand targeted bus lane enforcement from 14 to 20 corridors beginning in 2026.

According to the announcement, Automated Camera Enforcement has increased bus speeds by as much as 30 percent while reducing collisions by 20 percent.

Before projects begin, NYC DOT and the MTA said they will conduct community outreach through public events, surveys and partnerships with advocacy organizations and community groups. The agencies also plan to publicly release performance data within six to 12 months after projects are completed, measuring impacts on travel times, reliability and rider experience while identifying opportunities for further improvements.

Most NYC drivers drive alone, yet they dominate street space.



Buses move the most people on our streets, yet street space is disproportionately allocated to cars.

NYC buses carry more riders than the next four largest systems combined (Los Angeles, Chicago, San Francisco, Philadelphia), yet our streets don't reflect that.



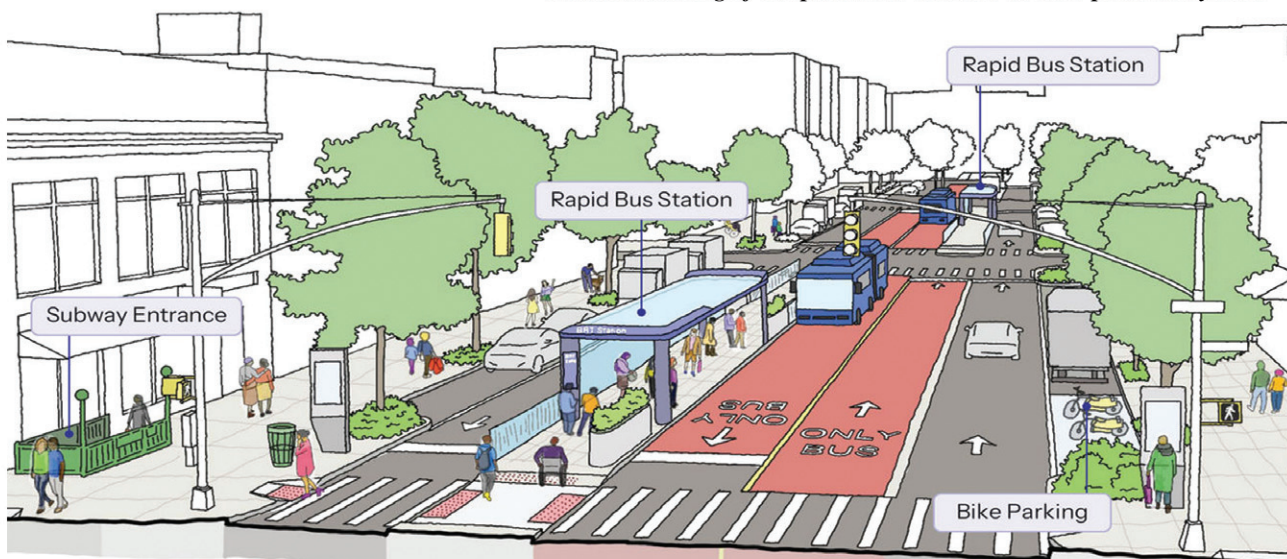
6,300 miles of total length of street network in NYC.



170 miles of bus lanes.

~1,600 miles of streets with bus routes.

Future rendering of a rapid transit corridor in NYC provided by DOT



To Advertise E-mail SSabba@WoodsideHerald.com or call 718-729-3772

Attorneys – at – Law

MARC CRAWFORD LEAVITT

PAUL E. KERSON

TALI B. SEHATI

APRIL DEDELY MIRANDA, PARALEGAL

NEW OFFICES:

68-61 Yellowstone Blvd., Suite 116 Forest Hills, NY 11375

718-729-0986

We remain available to meet with clients

in Sunnyside/Woodside by appointment

MIDTOWN OFFICE:

620 5th Ave., 2nd Floor. NYC, NY 10020

Overlooking the Rockefeller Center Skating Rink

Serving the Community Since 1947

We are proud that our late senior partner, Benjamin Shaw, was founding lawyer for Sunnyside Community Services celebrating it's 50th Anniversary.

Call us 718-786-4141

NEW MEMBERS WANTED

JOIN THE

SUNNYSIDE DRUM CORPS

OPEN TO BOYS AND GIRLS 9-18

NO experience needed

NO lesson payments

NO weekly dues

• Pride

• Self-Esteem

• Achievement

• Music

• Team-Work

• Excellence

• Fun

• Rewards

• Friendship

Saturday morning

10am - 12pm

Sunnyside Drum Corps

Get more info at
sunnysidedrumcorps.com

All Saints Church 43-12 46th Street Sunnyside

WOODSIDE HERALD

718-729-3772

email: ssabba@woodsideherald.com

writers wanted

VOLUNTEER POSITION

WOODSIDE HERALD

Sunnyside, NY 11104

Telephone (718) 729-3772

Marlene Sabba Publisher

Sherilyn Jo Sabba Editor

CONTRIBUTING WRITERS

Dr. Sharon Cadiz, Cycle Pete, Rob MacKay,

Stan Popovich, Rix Quinn, Peter Ross,

CONTRIBUTING ARTISTS AND PHOTOGRAPHERS

Dr. Sharon Cadiz, Joe Gurrado, Peter Ross

HOW TO DISCUSS YOUR MENTAL HEALTH WITH OTHERS

by Stan Popovich

It can be frustrating to struggle with your mental health and to get your family and friends to understand where you are coming from. Although most people may be understanding, there is usually one or two people who will make things more challenging for you. As a result, here are six suggestions on how to deal with the people you know regarding your mental health situation.

1. **Listen to the professionals:** Your friends may mean well, but when it comes down to it, the professionals are aware of your circumstances more than anyone. It is important that you listen and follow the advice from your doctor or medical professional rather than following the advice from your friends and other people you may know.

2. **Don't argue with others:** It is important that you do not get into arguments with those who are giving you a tough time. It is not your job to worry about how others may view your circumstances. Focus on managing your mental health rather than trying to get everyone's approval.

3. **Choose your friends wisely:** Distance yourself from those who won't make an effort to help understand what you are going through. You need to surround yourself with positive and supportive people. If you have problems or issues with a particular person, then its best to keep your distance and hang out with those people who are more supportive.

4. **Attend a mental health support group:** There are many mental health awareness support groups in any given area. Many hospitals, churches, and counselors in your area will be able to provide you with a list of these organizations. These groups will be aware of your situation and can give you additional advice regarding your concerns.

5. **You are not alone:** There are millions of people around the world who struggle with their fears, anxieties, and depression. Many of your relatives and friends more than likely struggled with anxiety and stress sometime in their life. Do not feel that you are alone when it comes to your mental health situation because there are all kinds of people around you who can relate.

6. **Your goal is to get better:** Focus on how you can handle the anxieties and stresses in your life rather than arguing with others who are giving you a difficult time. This isn't a public relations event where you need to get approval from everyone. This is your life, and you need to be more concerned about getting your life back on track rather than pleasing everyone else.

NYC teenspace | talkspace

Free online therapy + mental health support

for NYC Teens ages 13 to 17

talkspace.com/nyc

QUINN SIMPLE SCENES – MATH MYSTERY

by Rix Quinn

I won't forget my first day in geometry class. I tried...but the memory is too painful. I could grasp algebra, because the girl sitting next to me explained how it could solve complicated problems, or figure out how long it might take me to go a certain distance at a specific speed. I learned how a car starting on the west coast and another starting on the east coast could travel the same speed and meet in mid-America. But I never found out why they met there, or if they were relatives. But in geometry class, only two lazy guys sat next to me. One slept a lot. The other one used his ruler to carve football shapes on his desk.

Meanwhile, at the chalkboard (this was long ago), the teacher explained that geometry could help us build things that fit together by examining their angles and shapes. After a few weeks, I was told to buy graph paper to practice drawing angles. I liked that paper, and I colored every other square to create a checkerboard. Next, we learned to write out problems, develop solutions, and to show proof. "Teacher," I asked, "why do I need to show a proof if I just wrote the answer? Isn't that proof enough?" That was not the proof he wanted, or what the book required. Fortunately, I could go to our school's "learning center" staffed by college math majors. A young man and woman coached me during lunch period, and explained geometry well. It soon became clear that the couple found each other acute, and that after class they both angled for romance. After my painful geometric start, I finally squeaked by with a solid D-minus. I never approached the perimeter of another math class.

What about those two romantic tutors? They broke up, and each started dating a different math major. This divided the first couple, but multiplied the date events. Soon, both new couples announced wedding plans. For me, this added up to two wedding invitations, two free meals at the receptions, and one job offer for the summer. At that age, those were all positive numbers for me.

To Advertise E-mail SSabba@WoodsideHerald.com or call 718-729-3772

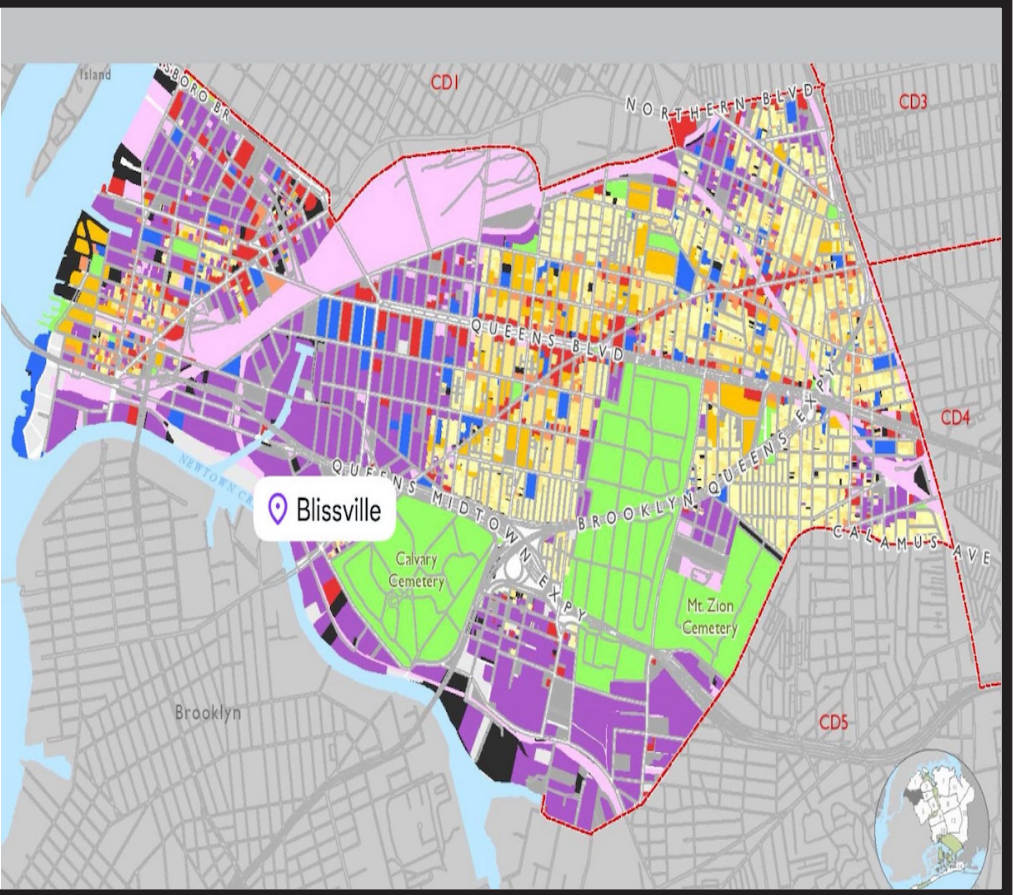
YOUR VOICE MATTERS

Queens Community Board 2 Annual District Needs Survey



Take the Survey:
Scan the QR code or visit:
tinyurl.com/CB2Survey2026
Questions? Contact
qn02@cb.nyc.gov

Help shape the future of our district! Your input on local priorities guides how city resources are allocated to our community.





woodsideonthemove.org

July Workshop

07/14
Tuesday

Housing Legal Consultation
10am - 4pm | 51-23B Queens Blvd.

Work in-person with a housing attorney.
45 minute consultation. Spanish available.

[Call to schedule appointment](#)

(718) 476-8449

Local Law 75 of 2009 has been repealed!

What does that mean for you as a merchant?

You no longer have to worry about changing your security gates! For those who have already changed them, you are allowed to keep them as is.



Dr. Richard Belli
Podiatrist

*“My specialty is Podiatry.
That is Podiatric Medicine,
Surgery and Orthopedics.”*





Hours

Thurs.	12-5
Tues. / Wed. / Sat.	10-3

44-15 43rd Avenue, Suite 1C, Sunnyside, NY 11104

718-672-3421
www.drbelli.com

To Advertise E-mail SSabba@WoodsideHerald.com or call 718-729-3772

108th PRECINCT
COMMUNITY COUNCIL
L.I.C., N.Y.

108th precinct

WE TRY FOR BLUE SKY

YOU'RE INVITED to NATIONAL NIGHT OUT

POLICE
DEPARTMENT
CITY OF
NEW YORK

Come Join the NYPD and the 108th Precinct Community Council

Tuesday, August 4, 2026, 5:00 to 8:00 pm

at Lou Lodati Park

Located On Skillman Avenue between 41st
street and 42nd Street



Come and meet the 108th's
hardworking men & women who serve
our community. Enjoy lots of fun
activities for the kids with a family-
fare tunes DJ, bouncy castle, face
painting, the Sunnyside Drum Corps,
free food, and lots more!



Cosponsored by

Food



Kiwanis
CLUB OF SUNNYSIDE

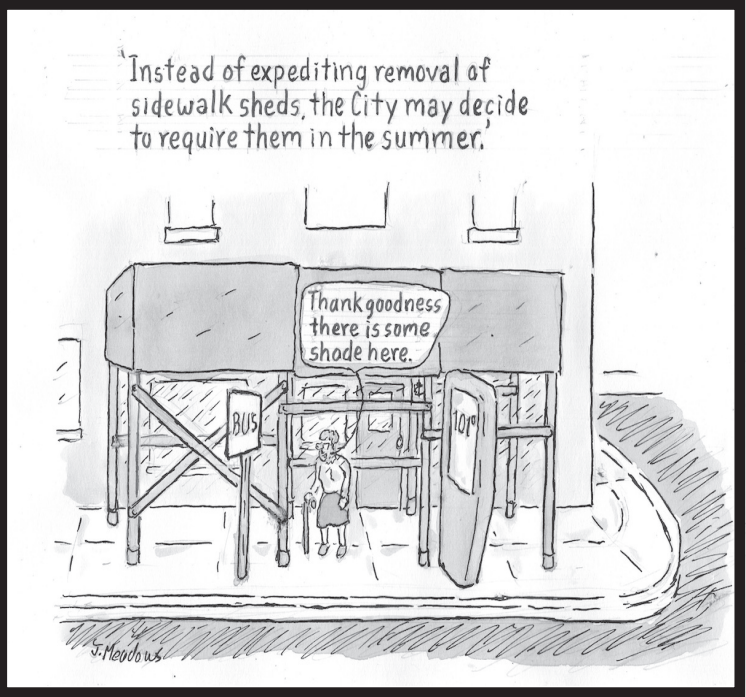


PROUDLY SERVING NEW YORK
SHOOTING COMMUNITY SINCE
1960
NRA AFFILIATED RANGE
MEMBER OF GREATER NEW YORK
PISTOL LEAGUE

64-69 DRY HARBOR ROAD
MIDDLE VILLAGE, NY 11379
PHONE (718)326-7350
[HTTP://STUYVESANTRODANDGUN.ORG](http://stuyvesantrodandgun.org)

**STUYVESANT
ROD & GUN
CLUB**

NYC Pistol or Rifle License required to become a member



QUEENS UNDERGROUND
.ORG



REPRESENTING QUEENS TO THE FULLEST



Mosaiccommunitycenter.org
43-01 46th Street,
Sunnyside, NY

**Mon-Sat 9AM-5PM
Food Distribution 10AM**

MOSAIC COMMUNITY CENTER

Food Distribution, Infant/Toddler Supplies, Hot Food, Pet Supply Drop & Pick Up

Please email Articles, Photos, Letters and Opinions for Woodside Herald to

SSabba@woodsideherald.com



718-472-4585

• LEGAL NOTICE • LEGAL NOTICE • LEGAL NOTICE

File No.: **2024-4376/A**
CITATION
THE PEOPLE OF THE STATE OF NEW YORK
BY THE GRACE OF GOD, FREE AND INDEPENDENT
To:
Alfred Johnson, Jr.,
Denise Haynes,
Patricia Nnaji,
Eldra Wright,
Attorney General of the State of New York
The unknown distributees, legatees, devisees, heirs at law and assignees of Elizabeth C. Russell aka **Elizabeth C. Russell-Perez**, deceased, or their estates, if any there be, whose names, places of residence and post office addresses are unknown to the petitioner and cannot with due diligence be ascertained
Being the persons interested as creditors, legatees, distributees or otherwise in the Estate of Elizabeth C. Russell aka **Elizabeth C. Russell-Perez**, deceased, who at the time of death was a resident of 48-23 42nd Street, Apt 1J, Sunnyside, NY 11104, in the County of Queens, State of New York.
SEND GREETING:
Upon the petition of LINDA KIM, Deputy Public Administrator of Queens County, who maintains her office at 88-11 Sutphin Boulevard, Jamaica, Queens County, New York 11435, as Administrator of the Estate of Elizabeth C. Russell aka **Elizabeth C. Russell-Perez**, deceased, you and each of you are hereby cited to show cause before the Surrogate at the Surrogate's Court of the County of Queens, to be held at the Queens General Courthouse, 6th Floor, 88-11 Sutphin Boulevard, Jamaica, City and State of New York, on the 1st day of October, 2026 at 9:30 o'clock in the forenoon, why the Account of Proceedings of the Public Administrator of Queens County, as **Administrator** of the Estate of said deceased, a copy of which is attached, should not be judicially settled, and why the Surrogate should not fix and allow a reasonable amount of compensation to GERARD J. SWEENEY, ESQ., for legal services rendered to petitioner herein in the amount of \$8,280.92 and that the Court fix the fair and reasonable additional fee for any services to be rendered by GERARD J. SWEENEY, ESQ., hereafter in connection with proceedings on kinship, claims etc., prior to entry of a final Decree on this accounting in the amount of 6% of assets or income collected after the date of the within accounting; and why the Surrogate should not fix and allow an amount equal to one percent on said Schedules of the total assets on Schedules A, A1, and A2 plus any additional monies received subsequent to the date of this account, as the fair and reasonable amount payable to the Office of the Public Administrator for the expenses of said office pursuant to S.C.P.A. §1106(3); and why each of you claiming to be a distributee of the decedent should not establish proof of your kinship; and why the balance of said funds should not be paid to said alleged

distributees upon proof of kinship, or deposited with the Commissioner of Finance of the City of New York should said alleged distributees default herein, or fail to establish proof of kinship, Dated, Attested and Sealed
1st day of July, 2026
HON. CASSANDRA A. JOHNSON
Surrogate, Queens County
Janet Edwards Tucker
Chief Clerk
GERARD J. SWEENEY, ESQ.
(718) 459-9000
100 Jericho Quadrangle, Suite 328
Jericho, NY 11753
NOTICE: THIS CITATION IS SERVED UPON YOU AS REQUIRED BY LAW. YOU ARE NOT REQUIRED TO APPEAR; HOWEVER, IF YOU FAIL TO APPEAR IT WILL BE ASSUMED YOU DO NOT OBJECT TO THE RELIEF REQUESTED. YOU HAVE A RIGHT TO HAVE AN ATTORNEY APPEAR FOR YOU, AND YOU OR YOUR ATTORNEY MAY REQUEST A COPY OF THE FULL ACCOUNT FROM THE PETITIONER OR PETITIONER'S ATTORNEY
Accounting Citation
7/10/26, 7/17/26, 7/24/26, 7/31/26

File No.: **2021-60/D**
CITATION
THE PEOPLE OF THE STATE OF NEW YORK
BY THE GRACE OF GOD, FREE AND INDEPENDENT
To:
Luz Denn,
Attorney General of the State of New York
The unknown distributees, legatees, devisees, heirs at law and assignees of Jose B. Machado aka **Jose Machado**, deceased, or their estates, if any there be, whose names, places of residence and post office addresses are unknown to the petitioner and cannot with due diligence be ascertained
Being the persons interested as creditors, legatees, distributees or otherwise in the Estate of Jose B. Machado aka **Jose Machado**, deceased, who at the time of death was a resident of 35-70 78th Street, Apt 3E, Jackson Heights, NY 11372, in the County of Queens, State of New York.
SEND GREETING:
Upon the petition of LINDA KIM, Deputy Public Administrator of Queens County, who maintains her office at 88-11 Sutphin Boulevard, Jamaica, Queens County, New York 11435, as Administrator of the Estate of Jose B. Machado aka **Jose Machado**, deceased, you and each of you are hereby cited to show cause before the Surrogate at the Surrogate's Court of the County of Queens, to be held at the Queens General Courthouse, 6th Floor, 88-11 Sutphin

Boulevard, Jamaica, City and State of New York, on the 8th day of October, 2026 at 9:30 o'clock in the forenoon, why the Account of Proceedings of the Public Administrator of Queens County, as **Administrator** of the Estate of said deceased, a copy of which is attached, should not be judicially settled, and why the Surrogate should not fix and allow a reasonable amount of compensation to GERARD J. SWEENEY, ESQ., for legal services rendered to petitioner herein in the amount of \$15,536.10 and that the Court fix the fair and reasonable additional fee for any services to be rendered by GERARD J. SWEENEY, ESQ., hereafter in connection with proceedings on kinship, claims etc., prior to entry of a final Decree on this accounting in the amount of 6% of assets or income collected after the date of the within accounting; and why the Surrogate should not fix and allow an amount equal to one percent on said Schedules of the total assets on Schedules A, A1, and A2 plus any additional monies received subsequent to the date of this account, as the fair and reasonable amount payable to the Office of the Public Administrator for the expenses of said office pursuant to S.C.P.A. §1106(3); and why each of you claiming to be a distributee of the decedent should not establish proof of your kinship; and why the balance of said funds should not be paid to said alleged distributees upon proof of kinship, or deposited with the Commissioner of Finance of the City of New York should said alleged distributees default herein, or fail to establish proof of kinship, Dated, Attested and Sealed
8th day of July, 2026
HON. CASSANDRA A. JOHNSON
Surrogate, Queens County
Janet Edwards Tucker
Chief Clerk
GERARD J. SWEENEY, ESQ.
(718) 459-9000
100 Jericho Quadrangle, Suite 328
Jericho, NY 11753
NOTICE: THIS CITATION IS SERVED UPON YOU AS REQUIRED BY LAW. YOU ARE NOT REQUIRED TO APPEAR; HOWEVER, IF YOU FAIL TO APPEAR IT WILL BE ASSUMED YOU DO NOT OBJECT TO THE RELIEF REQUESTED. YOU HAVE A RIGHT TO HAVE AN ATTORNEY APPEAR FOR YOU, AND YOU OR YOUR ATTORNEY MAY REQUEST A COPY OF THE FULL ACCOUNT FROM THE PETITIONER OR PETITIONER'S ATTORNEY
Accounting Citation
7/10/26, 7/17/26, 7/24/26, 7/31/26

**SUBMIT LEGAL
NOTICES TO:**
SSABBA@WOODSIDEHERALD.COM

LEGAL NOTICE • LEGAL NOTICE • LEGAL NOTICE • LEGAL NOTICE • LEGAL NOTICE • LEGAL NOTICE • LEGAL NOTICE

Supplemental Summons and Notice of Object of Action SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF QUEENS ACTION TO FORECLOSE A MORTGAGE INDEX #: 713501/2024 FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2019-2 Plaintiff, vs NEW YORK CITY PARKING VIOLATIONS BUREAU, NEW YORK CITY ENVIRONMENTAL CONTROL BOARD, CAPITAL ONE BANK (USA), N.A., MIRSADA DZAFEROVIC AKA MIRSADA KOKOVIC AS SURVIVING SPOUSE OF JUSUF DZAFEROVIC, NESLA DZAFEROVIC AS HEIR TO THE ESTATE OF JUSUF DZAFEROVIC, A.D. (FULL NAME REDACTED AS DEFENDANT IS A MINOR) AS HEIR TO THE ESTATE OF JUSUF DZAFEROVIC, PEOPLE OF THE STATE OF NEW YORK, UNITED STATES OF AMERICA ON BEHALF OF THE IRS, UNKNOWN HEIRS OF JUSUF DZAFEROVIC IF LIVING, AND IF HE/SHE BE DEAD, ANY AND ALL PERSONS UNKNOWN TO PLAINTIFF, CLAIMING, OR WHO MAY CLAIM TO HAVE AN INTEREST IN, OR GENERAL OR SPECIFIC LIEN UPON THE REAL PROPERTY DESCRIBED IN THIS ACTION; SUCH UNKNOWN PERSONS BEING HEREIN GENERALLY DESCRIBED AND INTENDED TO BE INCLUDED IN WIFE, WIDOW, HUSBAND, WIDOWER, HEIRS AT LAW, NEXT OF KIN, DESCENDANTS, EXECUTORS, ADMINISTRATORS, DEVISEES, LEGATEES, CREDITORS, TRUSTEES, COMMITTEES, LIENORS, AND ASSIGNEES OF SUCH DECEASED, ANY AND ALL PERSONS DERIVING INTEREST IN OR LIEN UPON, OR TITLE TO SAID REAL PROPERTY BY, THROUGH OR UNDER THEM, OR EITHER OF THEM, AND THEIR RESPECTIVE WIVES, WIDOWS, HUSBANDS, WIDOWERS, HEIRS AT LAW, NEXT OF KIN, DESCENDANTS, EXECUTORS, ADMINISTRATORS, DEVISEES, LEGATEES, CREDITORS, TRUSTEES, COMMITTEES, LIENORS, AND ASSIGNS, ALL OF WHOM AND WHOSE NAMES, EXCEPT AS STATED, ARE UNKNOWN TO PLAINTIFF JOHN DOE (Those unknown tenants, occupants, persons or corporations or their heirs, distributees, executors, administrators, trustees, guardians, assignees, creditors or successors claiming an interest in the mortgaged premises.) Defendant(s). MORTGAGED PREMISES: 83-09 63rd Avenue Middle Village, NY 11379 To the Above named Defendant: You are hereby summoned to answer the Complaint in this action, and to serve a copy of your answer, or, if

the Complaint is not served with this Supplemental Summons, to serve a notice of appearance, on the Plaintiff(s) attorney(s) within twenty days after the service of this Supplemental Summons, exclusive of the day of service (or within 30 days after the service is complete if this Supplemental Summons is not personally delivered to you within the State of New York). In case of your failure to appear or answer, judgment will be taken against you by default for the relief demanded in the Complaint. The Attorney for Plaintiff has an office for business in the County of Erie. Trial to be held in the County of Queens. The basis of the venue designated above is the location of the Mortgaged Premises. TO Unknown heirs of Jusuf Dzaferovic In this Action. The foregoing Supplemental Summons is served upon you by publication, pursuant to an order of HON. Kevin J. Kerrigan of the Supreme Court Of The State Of New York, dated the Twenty-Fourth day of June, 2026 and filed with the Complaint in the Office of the Clerk of the County of Queens, in the City of Jamaica. The object of this action is to foreclose a mortgage upon the premises described below, executed by Jusuf Dzaferovic (who died on January 28, 2025, a resident of the county of Queens, State of New York) dated the April 30, 1992, to secure the sum of \$177,750.00 and recorded at Book 2750, Page 1485 in the City Register of the City of New York, Queens County on January 19, 1989. Said mortgage was modified by an Extension and Modification Agreement executed by Jusuf Dzaferovic dated April 30, 1992 and recorded May 18, 1992 at Book 3319, Page 1608 in the City Register of the City of New York, Queens County to form a single lien in the amount of \$154,700.00. The mortgage was subsequently assigned by an assignment executed April 22, 1992 and recorded on May 18, 1992, in the City Register of the City of New York, Queens County at Book 3319, Page 1617. The mortgage was subsequently assigned by a corrective assignment executed November 10, 2022 and recorded on December 13, 2022, in the City Register of the City of New York, Queens County at CRFN 2022000448918. Said Mortgage was subsequently modified by a Loan Modification Agreement executed by Jusuf Dzaferovic on March 28, 1994 and recorded May 4, 1994 in Book 3863, Page 1874 in the City Register of the City of New York, Queens County. Said Mortgage was subsequently modified by a Loan Modification Agreement executed by Jusuf Dzaferovic on May 5, 2014 and recorded July 9, 2015 in CRFN 2015000235994 in the City Register of the City of New York, Queens County. The mortgage was subsequently assigned by an assignment executed January 11, 2017 and recorded on February 21, 2017, in the City Register of the City of New York, Queens County at CRFN 2017000071132. The mortgage was subsequently

modified by a deferral agreement dated June 27, 2018. The mortgage was subsequently assigned by an assignment executed December 7, 2018 and recorded on December 10, 2018, in the City Register of the City of New York, Queens County at CRFN 2018000405494. The mortgage was subsequently assigned by a corrective assignment executed March 16, 2023 and recorded on March 30, 2023, in the City Register of the City of New York, Queens County at CRFN 2023000078505. The mortgage was subsequently modified by a deferral agreement dated July 21, 2021. The mortgage was subsequently assigned by an assignment executed June 15, 2023 and recorded on August 16, 2023, in the City Register of the City of New York, Queens County at CRFN 2023000208855. The property in question is described as follows: 83-09 63rd Avenue, Middle Village, NY 11379 HELP FOR HOMEOWNERS IN FORECLOSURE NEW YORK STATE LAW REQUIRES THAT WE SEND YOU THIS NOTICE ABOUT THE FORECLOSURE PROCESS. PLEASE READ IT CAREFULLY. SUMMONS AND COMPLAINT YOU ARE IN DANGER OF LOSING YOUR HOME. IF YOU FAIL TO RESPOND TO THE SUMMONS AND COMPLAINT IN THIS FORECLOSURE ACTION, YOU MAY LOSE YOUR HOME. PLEASE READ THE SUMMONS AND COMPLAINT CAREFULLY. YOU SHOULD IMMEDIATELY CONTACT AN ATTORNEY OR YOUR LOCAL LEGAL AID OFFICE TO OBTAIN ADVICE ON HOW TO PROTECT YOURSELF. SOURCES OF INFORMATION AND ASSISTANCE The state encourages you to become informed about your options in foreclosure. In addition to seeking assistance from an attorney or legal aid office, there are government agencies and non-profit organizations that you may contact for information about possible options, including trying to work with your lender during this process. To locate an entity near you, you may call the toll-free helpline maintained by the New York State Department of Financial Services at 1-800-342-3736 or the Foreclosure Relief Hotline 1-800-269-0990 or visit the department's website at WWW.DFS.NY.GOV. RIGHTS AND OBLIGATIONS YOU ARE NOT REQUIRED TO LEAVE YOUR HOME AT THIS TIME. YOU HAVE THE RIGHT TO STAY IN YOUR HOME DURING THE FORECLOSURE PROCESS. YOU ARE NOT REQUIRED TO LEAVE YOUR HOME UNLESS AND UNTIL YOUR PROPERTY IS SOLD AT AUCTION PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE. REGARDLESS OF WHETHER YOU CHOOSE TO REMAIN IN YOUR HOME, YOU ARE REQUIRED TO TAKE CARE OF YOUR PROPERTY AND PAY PROPERTY TAXES IN ACCORDANCE WITH STATE AND LOCAL LAW.

FORECLOSURE RESCUE SCAMS Be careful of people who approach you with offers to “save” your home. There are individuals who watch for notices of foreclosure actions in order to unfairly profit from a homeowner’s distress. You should be extremely careful about any such promises and any suggestions that you pay them a fee or sign over your deed. State law requires anyone offering such services for profit to enter into a contract which fully describes the services they will perform and fees they will charge, and which prohibits them from taking any money from you until they have completed all such promised services. § 1303 NOTICE NOTICE YOU ARE IN DANGER OF LOSING YOUR HOME If you do not respond to this summons and complaint by serving a copy of the answer on the attorney for the mortgage company who filed this Foreclosure proceeding against you and filing the answer with the

court, a default judgment may be entered and you can lose your home. Speak to an attorney or go to the court where your case is pending for further information on how to answer the summons and protect your property. Sending a payment to your mortgage company will not stop this foreclosure action. YOU MUST RESPOND BY SERVING A COPY OF THE ANSWER ON THE ATTORNEY FOR THE PLAINTIFF (MORTGAGE COMPANY) AND FILING THE ANSWER WITH THE COURT. DATED: June 30, 2026 Gross Polowy LLC Attorney(s) For Plaintiff(s) 1775 Wehrle Drive, Suite 100 Williamsville, NY 14221 The law firm of Gross Polowy LLC and the attorneys whom it employs are debt collectors who are attempting to collect a debt. Any information obtained by them will be used for that purpose. 90718 7/10/26, 7/17/26, 7/24/26, 7/31/26



FREE
DONATION PICKUP

Clothes • Household Items • Collectibles

— Local • Reliable • Free —

TEXT or CALL FOR FREE PICKUP
347-299-6730



.JAZZY RIDES.
PRIVATE CAR SERVICE

AIRPORT TRAVEL
JFK. LGA. ISP. NEWARK & MORE

CONCERTS & EVENTS
NYC. UBS ARENA. MSG. METLIFE STADIUM. CITI FIELD. JONES BEACH & MORE

CRUISE PORTS
All NY Ports
All NJ Ports

BUSINESS TRIPS
We can provide Custom Invoices for any corporate expenses

BOOK WITH US TODAY

CoCo 631.662.6827
Al 631.662.6828
carservice@jazzyridesprivatecarservice.com

FIRST TIME JAZZER DISCOUNT

SHINING STARS

Helping Special Needs Families Navigate The System



***DISCOVER SHINING STARS:
Guiding Families with Special Needs***

Are you navigating the complex world of special needs/Autism support?
At Shining Stars, we are here to help.
With 40 years of personal experience, our dedicated team offers comprehensive guidance for families with special needs members from kindergarten age to adulthood.

****OUR SERVICES INCLUDE:****

- Personalized support plans
- Advocacy and resource navigation
- Educational guidance and assistance
- Emotional and social support for families

Let us light the way for your family's journey.
Join the Shining Stars community today and experience the difference expert care and genuine compassion can make.

CONTACT HOWARD: 917-972-5587, Daily 9a-5p
EMAIL: hlbrick@aol.com
DONATIONS GREATLY APPRECIATED

FOOD BANKS



Let's Help Feed
New Yorkers who
Need it the Most

To find a food bank in your area visit:

bit.ly/Food-Bank-Locator



NEW YORK STATE

Office of
Mental Health

988

SUICIDE & CRISIS
LIFELINE



kind
to
YOURSELF

Call: 988 | Text: 988
Chat: 988lifeline.org/chat



MOSAIC CHURCH



SCAN ME FOR
DIRECTIONS



MOSAIC COVENANT CHURCH



FREE FOOD PANTRY
MOSAIC COMMUNITY CENTER
43-01 46TH ST
DONATIONS ARE GREATLY APPRECIATED
MON-FRI
5-8PM

Deanery Queens²

FOOD PANTRY

Dispensa de Comida



St Theresa of Lisieux
50-20 45th Street
Woodside, NY 11377
718-784-2123 - Office
Food Pantry is Open
Tuesday 3:00PM to 4:30PM
www.SaintTeresaChurch.org

Corpus Christi
31-31 60th Street
Woodside, NY 11377
718-278-8114 - Office
Food Pantry is Open
Wednesday 11:00AM to 1:00PM
<http://CCWoodsideNY.org>

St. Raphael
35-20 Green Point Ave Long Island City, NY 11101
718-729-8957 - Office
Food Pantry is Open
Thursday 10:30AM to 12:00PM
Saturday 1:30PM to 3:00PM
<http://StRaphael-Queens.org/>

For more information on
Helping the Needy

Click on [Deanery Q2](#)
Or Use the QR Code



www.DeaneryQ2.org

