

WOODSIDE HERALD

SERVING SUNNYSIDE-WOODSIDE AND LONG ISLAND CITY

VOL. 93 NO. 29

WOODSIDE, L.I.C., N.Y. FRIDAY, JULY 17, 2026

FREE

New York City is moving forward with a broad package of tenant protection measures aimed at improving housing conditions, increasing transparency in the rental market and holding negligent landlords more accountable.

Mayor Zohran Mamdani this week released the Rental Ripoff Report, a 68-page document outlining 23 proposed policy actions developed after city officials heard testimony from more than 2,400 tenants during a series of Rental Ripoff Hearings held across the five boroughs earlier this year. The report is intended to guide future legislation, rule changes and enforcement efforts designed to strengthen protections for renters throughout the city.

According to the administration, the hearings gave thousands of New Yorkers an opportunity to share their experiences with unsafe living conditions, landlord harassment, unexplained fees and difficulties navigating the city's housing enforcement system. Those comments helped shape the recommendations included in the report.

Among the most notable proposals is a requirement that landlords disclose when apartment listing photos have been altered using artificial intelligence or other digital editing tools. City officials say the change is intended to give prospective tenants a more accurate representation of rental units before signing a lease.

The plan also calls for formally recognizing tenant unions, allowing renters to organize more effectively and collectively address building-wide issues such as recurring maintenance problems, safety concerns and communication with property owners.

Other recommendations include modernizing building owner registration systems, improving oversight of utility charges and rental fees, strengthening communication between landlords and tenants, and expanding enforcement tools available to the city when owners repeatedly fail to correct hazardous conditions.

A major focus of the proposal is targeting what the administration describes as "repeat-offender" landlords. The city plans to increase inspections, expand enforcement programs and pursue litigation when necessary against owners who repeatedly ignore housing maintenance laws. Officials say the goal is to intervene sooner before conditions deteriorate further.

The report notes that tenants most frequently complained about mold, pest infestations, water leaks, broken elevators, insufficient heat and hot water, and poor communication from landlords. Many also expressed frustration over repairs that were delayed or never completed, as well as violations being closed despite tenants saying the underlying problems remained unresolved.

City data cited in the report shows that heat and hot water complaints remain the most common housing maintenance issue reported through 311, while unsanitary conditions—including mold, garbage accumulation and pest infestations—continue to rank among the city's most frequent housing complaints. The report also states that the city receives hundreds of thousands of housing-related complaints each year, placing significant demands on inspection and enforcement agencies.

The recommendations also build on the mayor's broader housing agenda, known as Block by Block, which calls for building and preserving hundreds of thousands of affordable homes while strengthening tenant protections citywide.

Mayor Mamdani said the report represents the administration's commitment to turning residents' experiences into concrete policy changes. He said the recommendations are intended to ensure every New Yorker has access to a safe, healthy home while making it clear that landlords who repeatedly fail to meet their legal responsibilities will face stronger enforcement.

If adopted, the recommendations would be implemented through a combination of executive actions, agency rule changes, legislation and expanded enforcement efforts over the coming months.

CITY UNVEILS NEW TENANT PROTECTION PLAN

Mayor proposes tougher enforcement on negligent landlords, greater transparency in rental listings



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HOW TO STOP CONSTANT WORRYING IN YOUR LIFE

by Stan Popovich

Do you find yourself worrying about everything that is going on around you?

It can be very tiring and depressing to constantly worry about your family, your job, your health, and everything else that is happening. Having things out of your control is very scary. As a result, here are 7 tips on how to overcome the cycle of worry and fear in your life.

1. **Focus on the facts of your situation; not your thoughts:** When people are stressed out, they rely on their fearful and depressing thoughts. Your fearful thoughts are exaggerated and are not based on reality. When you are anxious, focus on the facts of your current situation and not on what you think.

2. **You can't predict the future:** Remember that no one can predict the future with one hundred percent certainty. Even if the thing that you are afraid of does happen, there are circumstances and factors that you can't predict which can be used to your advantage.

For example, you miss the deadline for a project you have been working on. Everything you feared is coming true. Suddenly, your boss tells you that the deadline is extended and that he forgot to tell you the day before. This unknown factor changes everything.

3. **Take a break:** Take a deep breath and try to find something to do to get your mind off of your anxieties and stresses. A person could take a walk, listen to some music, read the newspaper, watch TV, play on the computer, or do an activity that will give them a fresh perspective on things. This will distract you from your current worries.

4. **Take it one day at a time:** Instead of worrying about how you will get through the rest of the week or month, focus on today. Each day can provide us with different opportunities to learn new things and that includes learning how to deal with your problems.

5. **Learn how to manage your thoughts:** Challenge your negative thinking with positive statements and realistic thinking. When encountering thoughts that make you fearful, challenge those thoughts by asking yourself questions that will maintain objectivity and common sense.

6. **Things change over time:** Regardless of your circumstances, your current situation will not stay the same. Everything changes over time. Knowing that your situation will improve will help give you the confidence that things will get better.

7. **Get some help:** Sometimes, it helps to be able to talk to someone about your stressful situations. Talking to a trusted friend, counselor, or clergyman can give you additional advice and insights on how to deal with the fear of the unknown. Remember that there is nothing wrong in asking for assistance.

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QUINN MINUTE – MULTI-TALENTED

by Rix Quinn

My dog gets excited when I say the word “dog park.” He knows he’ll see friends there. But yesterday was different. There was only one other mixed breed dog, working with his owner. “Your dog appears really alert,” I said. “Does he do tricks?” “Sure,” the guy said. “I am teaching him to be an impressionist.” The puppy sat down, and when the man said “Speak,” the dog emitted a long “baaaaa.” The man explained, “Right now he’s learning to mimic a sheepdog.”

Next, the guy tossed a small rubber ball, and the dog chased it. I smiled. “Now, I guess you’re teaching him to be a retriever.” The man nodded yes. Then he took off his watch, and showed it to the dog. The man would point to a number, and the dog would scratch the dirt the number of times the owner pointed to. The puppy guessed every number right.

“That’s great,” I said. “So right now you’re teaching him to imitate a watchdog?” “No,” the man replied. “A clocker spaniel.”

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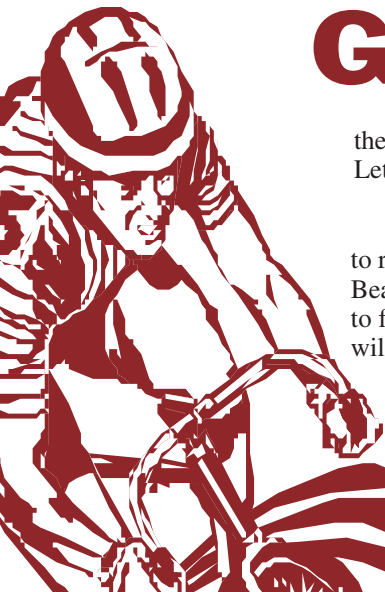


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NEW YORK CITY COUNCIL
JULIE WON
COUNCIL MEMBER





by Cyclo Pete

GEAR UP FOR A BIG RIDE!

Greetings Woodsiders! With mid summer upon us, long nights are here, and if we’re lucky so are the days with perfect cycling weather. These are the day we were waiting while we were snowed in back in February. So now that we’ve thawed out, it’s a good time to plan for a big summer ride! Let’s dig in and get ready to roll.

Leave Early and Plan for Breaks

One of the cardinal rules of taking long bike trips is to leave early. This will give you time to track your progress and importantly give you time to relax and recharge during your ride. So when you take out your map, always look for a good midpoint like Crotona Park on your way to Orchard Beach, or Forest Park if you’re heading down to the Rockaways. These are comfortable places to stop, hydrate, snack, reapply sunscreen or do anything to fix or adjust your ride. Also be sure to bring snacks and water bottles so you don’t need to ride out of your way to find something. A good break will give you what you need to keep going for the rest of the ride.

Pack Smart

One of the tough things about a long ride is that you need to bring stuff but that you also want to travel light without a heavy backpack weighing you down. You want to get creative here and pack light, but also pack smart. I’ve seen folks with two water bottle racks on their bikes use an empty bottle to pack their snacks into. This is why many cycling jerseys have those baggy and stretchy pockets where you can fit your cell phone, a tube of sunscreen, and why not an energy bar or two. As for my favorite light packable layer, I sometimes hook this onto the bottom of my bike seat with a carabiner, just to have it handy. If you can’t avoid bringing that bag, consider a fanny-style pack for your next big ride.

Are you ready to take your big summer ride? It’s alright if you have been too consumed with all the sports this summer. We still have a decent amount of summer weekends to go. When you are ready make sure your mechanic gives your bike the green light, pick a great destination with some good break points, pack smart, and ride safe, Woodside!

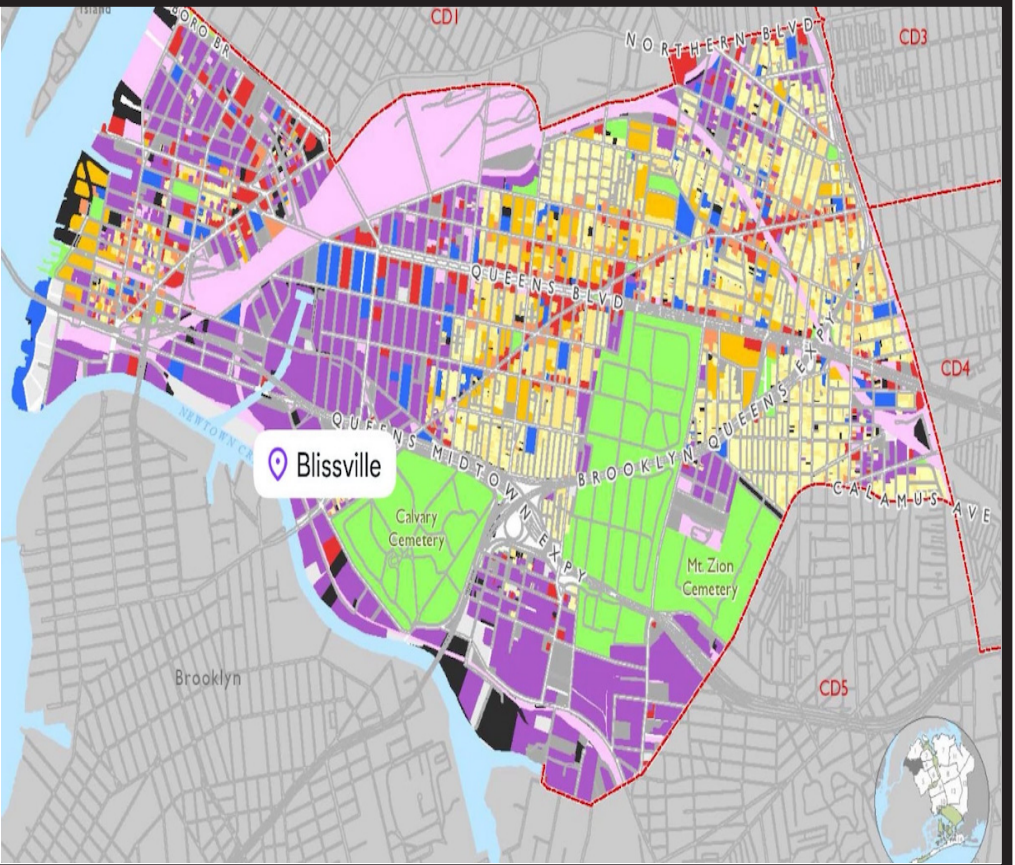
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Queens Community Board 2 Annual District Needs Survey



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Dr. Richard Belli
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• 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
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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
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OBJECT TO THE RELIEF
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YOU, AND YOU OR YOUR
ATTORNEY MAY REQUEST A
COPY OF THE FULL ACCOUNT
FROM THE PETITIONER OR
PETITIONER'S ATTORNEY**
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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

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