

WOODSIDE HERALD

SERVING SUNNYSIDE-WOODSIDE AND LONG ISLAND CITY

VOL. 93 NO. 30

WOODSIDE, L.I.C., N.Y. FRIDAY, JULY 24, 2026

FREE

SCA ACQUIRES SITES FOR THREE LIC SCHOOLS

The New York City School Construction Authority (SCA) has acquired sites for three new schools in Long Island City, marking the first major development under the OneLIC Neighborhood Plan.

The SCA announced last month that it had reached initial agreements to acquire three properties following the inaugural meeting of the OneLIC Oversight Task Force.

Approved unanimously by the New York City Council last November, the OneLIC Neighborhood Plan will rezone more than 50 blocks in Long Island City to allow the construction of up to 14,700 new homes, including 4,300 permanently affordable units. Before the Council approved the rezoning, Council Member Julie Won announced that she had secured \$1.97 billion in city commitments tied to the plan.

Those commitments include at least 1,300 new school seats, improvements to neighborhood sewer and water infrastructure, a \$206 million investment in Queensbridge Houses, and approximately 15 acres of open space, including a fully connected waterfront stretching from Gantry Plaza State Park to Queensbridge Park.

The OneLIC Oversight Task Force was established to monitor the city's progress in fulfilling those commitments. During its first meeting last month, the SCA reported that it had selected a site at 5-46 46th Ave. for a new 600-seat school after reaching an agreement with Plaxall. The existing building at the site will be demolished to make way for a new elementary, K-8, or middle school.

The authority also reached an initial agreement with a private property owner to acquire a site at 43-58 11th St. for a 650-seat school. In addition, negotiations are underway to acquire a third site at 22-09 Queens Plaza North, which would provide another 650 school seats. Separately, the SCA is in the final stages of acquiring 47-51 33rd St. for a new facility that will house the Baccalaureate School for Global Education.

All proposed site acquisitions remain subject to New York City Council approval and are expected to come before the Council later this year.

Won welcomed the progress, calling the acquisitions an important step toward addressing the shortage of classroom seats in Long Island City.

"Families living in Long Island City have watched their children sit on waitlists for neighborhood schools year after year while new housing kept going up around them," Won said in a statement. "These site acquisitions are the first steps to close that gap, giving neighborhood families access to school seats while the City continues to fulfill commitments promised during the OneLIC Neighborhood Plan."

Won also said she intends to hold the city accountable for fulfilling every commitment made during negotiations over the OneLIC rezoning.

Attorneys – at – Law
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PAUL E. KERSON
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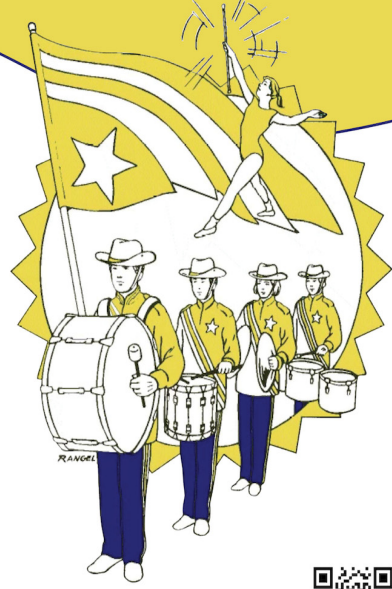
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How To Convince Someone To Get Help For Their Mental Health

by Stan Popovich

There are many reasons why some people are reluctant to get help for their mental health or addiction issues. In addition, many people are not sure what to do when encouraging someone to get the help they need for their mental health. As a result, here are seven suggestions on how to convince a person struggling to get some assistance.

- 1. Talk to the person instead of talking at them:** Nobody wants to be lectured or yelled at. The person who is struggling is scared and they need help in overcoming their fears and resistance to getting some guidance. Treat others the way you would want to be treated if the roles were reversed.
- 2. Find out why the person won’t get help:** Ask the individual who is struggling the reasons why they are reluctant to get some assistance. Although most people may not admit it, a sense of fear of the unknown and/or some kind of frustration are usually the main factors. It might take a few tries, however, try to find out what is stopping your friend from getting treatment.
- 3. Address the reasons why the individual won’t get help:** Once you get the reasons why he or she won’t get some help, the next step is to find the ways to address those factors that are preventing the individual from getting assistance. Addressing one’s fears and concerns may convince them to take some action that will get their life back on track.
- 4. Get some advice from a professional:** Talk to your doctor or a mental health counselor for recommendations on how you can help someone who is struggling. A medical professional in the mental health field will be able to give you some ideas and options that you can use to help convince someone you know to get some help.
- 5. Find someone who understands:** Try to find someone who used to struggle with their mental health for their advice. For example, a person who used drugs and alcohol in the past could use their past experiences and insights to convince the individual to seek treatment. A person who used to struggle with addiction or their mental health may be better able to relate to the person who is struggling.
- 6. Get them to attend a support group:** Another way to convince someone to get help is to get them to go to a mental health support group. This may or may not work depending on the individual, but it is still worth a try. A person who goes to a support group can at least listen to those who are also struggling, which may convince the person to get some assistance.
- 7. Be persistent:** Continue to be persistent with your loved ones in getting them the help they need. Keep in contact with your doctor and any mental health counselor on your progress. If things do not improve, continue to find other alternatives in getting the person some help.

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QUINN MINUTE – GOOD MANNERS

by Rix Quinn

Did you know that 4,000 years ago people lived without rules? With no restrictions, imagine the chaos, imagine the confusion...imagine the fun. That changed when Babylon’s King Hammurabi pulled out his ball-point chisel, and carved his 282-law Code. We continued to refine human interaction with “etiquette,” or rules of polite conduct. These rules vary by country.

For instance, in a mixed group in this country, a man should not burp. But if he’s with guys, he can burp loudly, and a friend can record it for playback at the company picnic. There are 17,000 rules of “good taste,” many concerned with mealtime. Like, if we don’t chew with our mouths closed, food could fall out. If we don’t brush our teeth, they could fall out too. And if they’re chewing at the time, that’s really bad.

Other critical table manners:

1. If served overcooked steak, do not ask the server “What was this animal originally?”
2. The long fork on the plate’s left should never be used as a back scratcher.
3. Pass the rolls...do not throw them.

Yes, good manners are like a high-speed train. They can take you a long way if you stay on the right track.



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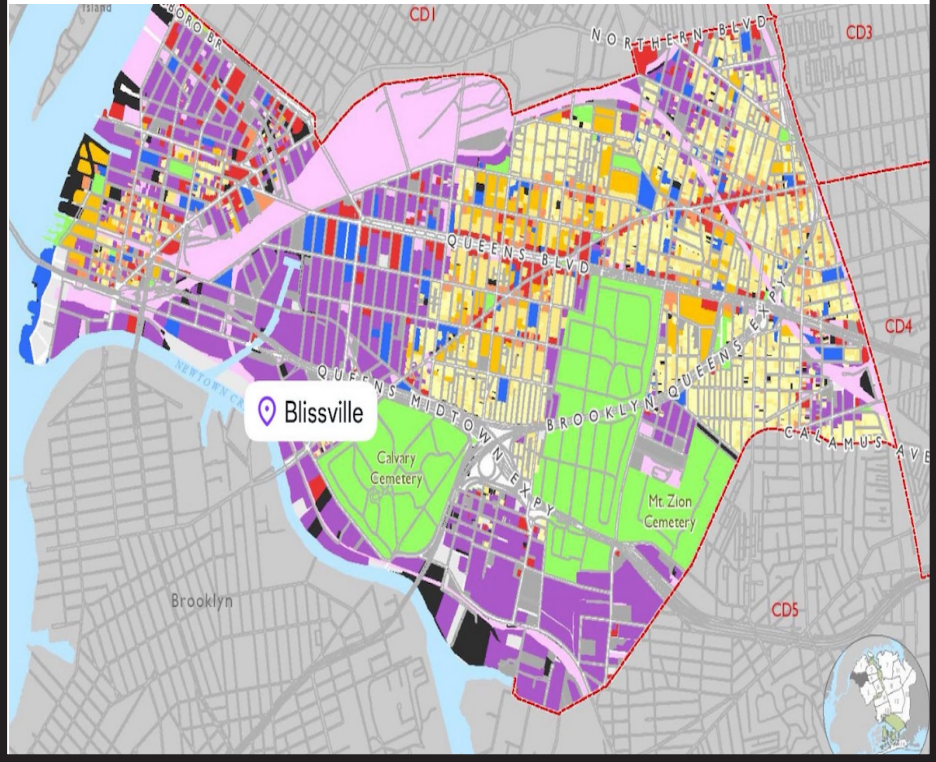
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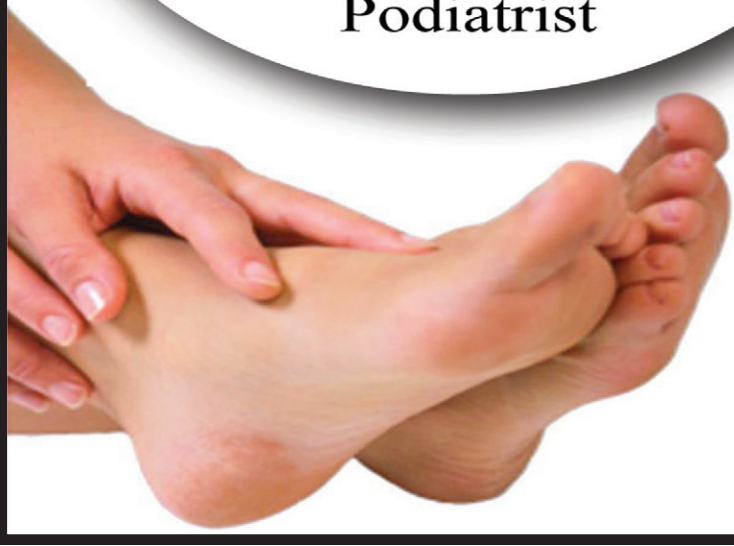


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• LEGAL NOTICE • LEGAL NOTICE • LEGAL NOTICE

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
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

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
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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

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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 foreclosure 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

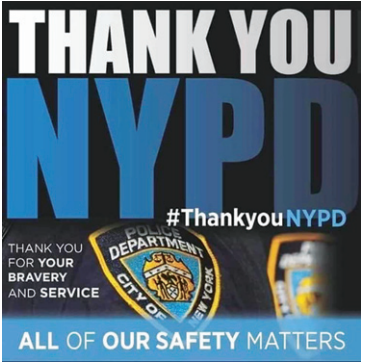
modified by a deferral agreement dated June 27, 2018. The mortgage was subsequently assigned by an assignment executed December 7, 2018 and recorded on December 10, 2018, in the City Register of the City of New York, Queens County at CRFN 2018000405494. The mortgage was subsequently assigned by a corrective 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

PROBATE CITATION File No. 2025-4954 SURROGATE’S COURT – QUEENS COUNTY CITATION THE PEOPLE OF THE STATE OF NEW YORK, By the Grace of God Free and Independent TO: Patrick Fevey a/ k/a Patrick Beuret if living and if dead, to his/her heirs at law, next of kin and distributees whose names and places of residence are unknown and if he/she died subsequent to the decedent herein, to his/her executors, administrators, legatees, devisees, assignees, and successors in interest whose name and places of residence are unknown and to all other heirs at law, next of kin and distributees of Nelly Song a/k/a Nelly C. Song The Decedent herein, whose names and places of residence are unknown and cannot be ascertained after due diligence, A petition having been duly filed by Brian A. Raphan who is domiciled at 252 West 30th Street, Apt. 7B, New York, NY 10001 YOU ARE HEREBY CITED TO SHOW CAUSE before the

Surrogate’s Court, Queens County, at 88-11 Sutphin Boulevard, Jamaica, New York, on 17 day of September, 2026 at 9:30 A.M. of that day, why a decree should not be made in the estate of Nelly Song a/k/a Nelly C. Song lately domiciled at 4601 39th Avenue, Apt. 517, Sunnyside, NY 11104 admitting to probate a Will dated May 25, 2011, (a Codicil dated NONE)(a Codicil dated NONE), a copy of which is attached, as the Will of Nelly Song a/k/a Nelly C. Song deceased, relating to real and personal property, and directing that [X] Letters Testamentary issue to: Brian A. Raphan (State any further relief requested) HON. Cassandra A. Johnson Surrogate Jul 08 2026 (Seal) Janet Edwards Tucker Chief Clerk Samantha Benadiba, Esq. Attorney for Petitioner 212-268-8200 Telephone Number 330 7th Avenue, 10th Floor, New York, NY 10001 Address of Attorney [Note: This citation is served upon you as required by law. You are not required to appear. 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.] 7/17/26, 7/24/26, 7/31/26, 8/7/26

NOTICE OF SALE SUPREME COURT COUNTY OF QUEENS TH MSR HOLDINGS LLC, Plaintiff AGAINST SUSMITA RAKSHIT, AMRITA R. SARKER AKA AMRITA RONJON SARKER, ET AL., Defendant(s) Pursuant to a Judgment of Foreclosure and Sale duly entered June 3, 2026, I, the undersigned Referee will sell at public auction at the Queens County Supreme Courthouse, on the second floor in Courtroom 25, 88-11 Sutphin Boulevard, Jamaica, New York on August 28, 2026 at 10:00 AM, premises known as 40-23/25 72nd Street, Unit 3C, Woodside, NY 11377. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being a part of a Condominium in Queens County, State of New York, Block 1304 Lot 1007. Approximate amount of judgment \$201,042.28 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #721832/2023. For sale information, please visit Auction.com at www.Auction.com or call (800) 280-2832. Bernard Vishnick, Esq., Referee Gross Polowy, LLC 1775 Wehrle Drive Williamsville, NY 14221 23-001881 90533 07/31/2026, 08/07/2026, 08/14/2026, 08/21/2026



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