

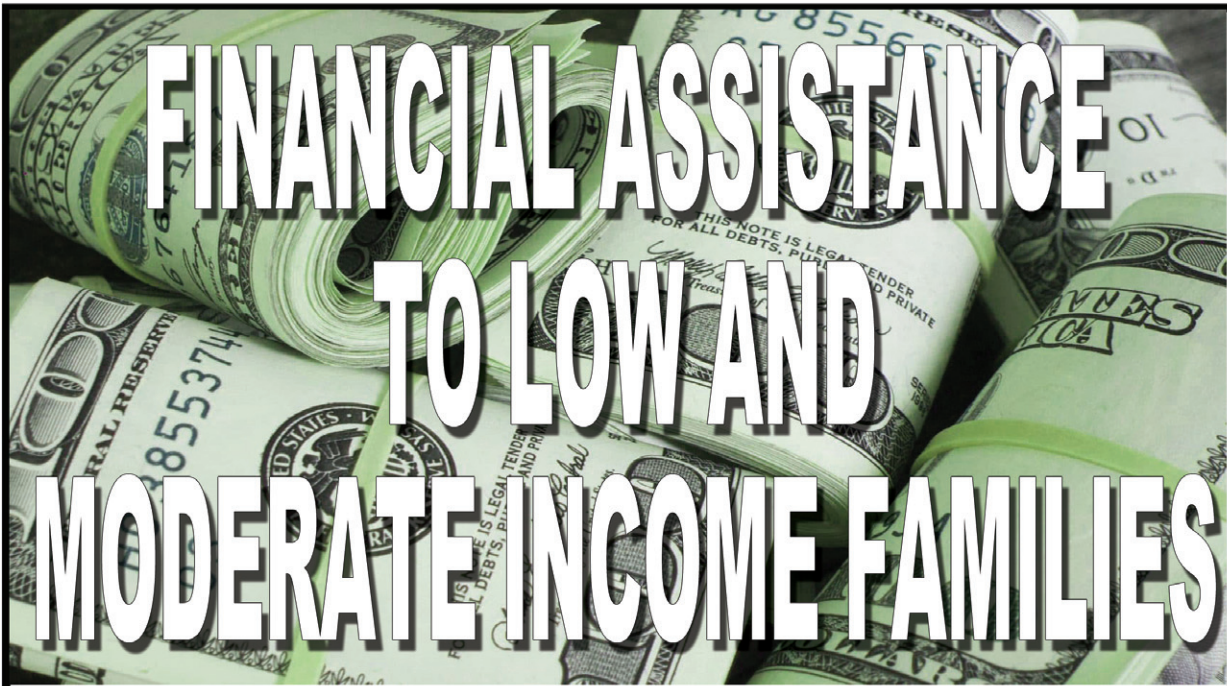
# WOODSIDE HERALD

SERVING SUNNYSIDE-WOODSIDE AND LONG ISLAND CITY

VOL. 91 NO. 30

WOODSIDE, L.I.C., N.Y. FRIDAY, AUGUST 2, 2024

FREE



New York State is delivering approximately \$350 million in supplemental payments to low- and moderate-income families statewide through the Empire State Child Credit program, Governor Kathy Hochul announced. More than 1 million families will receive this financial assistance without any need to apply, as each eligible family will receive a direct payment of up to \$330 per child. This continues Governor Hochul's efforts to address the cost of living for working New Yorkers, including \$2.6 billion in supplemental payments and savings delivered to taxpayers since 2022, as well as the Governor's recent announcement of a digital portal to help more New Yorkers get financial assistance to cover child care costs.

The Empire State Child Credit is a refundable tax credit for income-qualified New Yorkers with children. In 2023, Governor Hochul and the State Legislature expanded the Empire State Child Credit to include children under four, benefitting an estimated 600,000 additional children per year. Earlier this year, the more than 1 million families eligible for the Empire State Child Credit began to receive hundreds of millions of dollars in tax credits based on their 2023 tax filings.

Today's announcement will deliver a supplemental payment to those eligible families, in addition to the 2023 tax credit they have already received. Supplemental payments range from 25 percent to 100 percent of the amount of a taxpayer's Empire State Child Credit received for tax year 2023. The percentage depends on income.

Eligible taxpayers do not need to do anything to receive this one-time additional payment. Taxpayers who received an Empire State Child Credit of at least \$100 on their 2023 state tax returns will receive a check in the mail. The Tax Department will begin mailing checks in the first week of August and continue for several weeks.

Governor Kathy Hochul joined Mayor Eric Adams and New York City officials to celebrate a major milestone in New York's enforcement actions against illegal cannabis retailers. Since Governor Hochul signed legislation expanding cannabis enforcement powers, New York City has reported more than 779 illegal stores have been padlocked, and the New York State Illicit Cannabis Enforcement Task Force has closed an additional 230 across the State — bringing the statewide total to more than 1,000.

On May 21, Governor Hochul launched the Cannabis Enforcement Task Force. The Task Force, led by the State Police First Deputy Superintendent, is a major statewide effort to coordinate staff from several agencies to combat the illicit cannabis market. Through collaboration between the State Police, OCM and other state agencies, the Task Force is equipped to tackle the full scope of illegal cannabis activity. The Task Force has worked with landlords to evict illegal dispensaries, and works to penalize landlords who fail to take steps to evict tenants after they are informed they are operating illegally. The State's commitment to shutting down these unlicensed cannabis storefronts has had a direct impact on the legal cannabis industry. Since May 21, when the Task Force was launched, 230 illegal cannabis stores have been padlocked. In addition, OCM reports that over 6,000 pounds of illicit product was seized from these stores. Since Governor Hochul signed into law the authority to conduct regulatory inspections, OCM and DTF have seized over 6,000 pounds of illicit product valued at \$22 million — bringing the statewide total seized since May 2023 to over 25,000 pounds of illicit product valued at over \$110,000,000.

To date, OCM has opened 152 legal dispensaries throughout the State, and this year alone, New York has issued 730 additional adult-use licenses. Visit licensed dispensaries selling cannabis products grown by NY farmers and tested, packaged, and labeled in accordance with New York State's regulated system.



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# HOW TO DEAL WITH A DIFFICULT BOSS AT A JOB YOU LOVE

by Stan Popovich


What can you do if you like your job, but your boss causes you a lot of stress and anxiety? It can be stressful to be at your place of employment and have your supervisor constantly get on your case. As a result, here are seven tips on how you can deal with a difficult manager at your current job.

- 1. Don’t rush to conclusions:** Do not be quick to make judgements about your boss. Give it a month or two to see how things work out before getting upset. It usually takes some time to adjust to changes that take place regarding your job.
- 2. Improve your work performance:** If you get a new boss, try doing some extra work to show that you are a good and dependable employee. A few extra hours of work during the week could impress your manager and could improve relations. Many managers like employees who go the extra mile.
- 3. Try to reduce any future problems:** It is important to make sure you plan ahead to help reduce any potential issues that might occur between you and your manager. Make sure you meet all of your deadlines and talk to your manager if you have any questions about your performance. Doing these things will help prevent future business conflicts.
- 4. Watch your actions:** Be careful what you talk about when hanging out with others in your office. Do not talk about politics, religion, or any other sensitive topics that could get you into trouble. Focus on trying to do the best job you can instead of worrying what everyone else is doing.
- 5. Focus on what your boss likes to do:** It doesn’t hurt to ask your manager what they like to do when they are not working. Show an interest in what your manager likes to do. This will help to get to know your manager as a person rather than just as a boss.
- 6. Talk to a career counselor for advice:** If you’re still having trouble with your manager, talk to a career counselor who can give you advice on what you can do. Do not be quick to make any career decisions that could cause problems for you down the road.

Remember to take things one day at a time. Instead of worrying about how you will get through the rest of the week, try to focus on today. Each day can provide us with different opportunities and that includes learning how to deal with your problems at your job. Have an open mind regarding your current job and be on the lookout in finding ways to maintain the peace with your supervisor.

**7. You always have options:** Sometimes a person may need to change departments or find another job if they do not like working for their current supervisor. Do not be afraid to change jobs if it means that you will be happier. It is important to enjoy what you are doing and to work with a supervisor who is understanding and easy to work with.

**BACK TO SCHOOL**  
SUPPLIES DRIVE  
*Help a child succeed this school year!*



Summer recess may have just begun, but Queens Borough President Donovan Richards Jr. is helping to get Queens kids ready for the next school year by urging residents of the **“The World’s Borough”** to donate backpacks and other school supplies as part of his 2024 collection drive on behalf of children in need.

Borough President Richards’ office will accept donations of new and lightly-used backpacks and other school supplies from **NOW THROUGH SATURDAY, AUGUST 10TH**, at Queens Borough Hall, located at 120-55 Queens Boulevard in Kew Gardens.

Donations can be dropped off in a box located on the first floor of Borough Hall next to the security desk in the lobby, which is just inside the building’s main entrance on Queens Boulevard. The lobby is open 24 hours a day.

In addition to **backpacks**, needed supplies include **#2 pencils, pencil cases, pencil sharpeners, crayons, colored pencils, pens, washable markers, school glue, glue sticks, composition notebooks, 1.5” and 1” binders, ruled paper, safety scissors, rulers, pocket folders, erasers, and reusable water bottles** .

# FALLING IN LOVE

by Rix Quinn

One of life’s great questions is, “What makes people fall in love?”

Almost nobody knows how to answer this. All we know is that suddenly a young man willingly trades a heart full of love and a wallet full of money for a wedding full of guests who sit on the bride’s side. And nobody can tell you how to craft a perfect union. It’s a little like synchronized swimming in a heated pool. No matter how much you

practice, you’ll never do everything correctly, and half the time you’re in hot water.

To start things well, a flawless “ring presentation” is critical. If you do it right, she’ll remember it for the rest of her life. If you do it wrong, you’ll hear about it for the rest of your life. Before you purchase the jewelry, take your beloved shopping, and ask thoughtful questions like “Do you agree with me that a large ring is

pretentious?” Obviously, she will answer “no,” and steer you to a stunning stone that will cost you more than your first two cars. But that’s OK...it’ll get much better mileage.

Perhaps the best way to present the ring is after a fine meal at a top restaurant. After completing dessert, you might spring the ring from your pocket, and utter something memorable like “I’ve been waiting for the right time to tell you...I want to spend the rest of time with you.”



# A CAMEO OF COMPLICITY

by Dr. Sharon M. Cadiz

Israeli Prime Minister Benjamin Netanyahu addressed Congress on July 24 seemingly rallying support for his mission to eradicate the terrorist threats of Hamas. I sat watching the televised speech in a waiting room of the Veteran’s Hospital on 23<sup>rd</sup> Street while waiting for my husband. During the broadcast, I witnessed the audience cheering as he clearly made attempts to parallel his efforts with those of the United States during key moments in our country’s freedom fighting history. In each instance, those who were shown on camera cheered and applauded. At the conclusion of the speech, a front line of those in the audi-

ence stood for a standing ovation. Needless to say, I was disturbed by what seemed like a unified vote of confidence for his measures. I left feeling that these members of Congress misrepresented the sentiments of those in this country who challenge the nature of his actions, and who have grave concerns about the destruction and death toll of countless civilians; including women and children. Perhaps it was appropriate for me to be in a Veteran’s Hospital where the aftermath of war can easily be seen. It certainly heightened my appreciation for the need to see an end to the senseless suffering caused by war and conflict.

It was only later when I discovered that Former Speaker Nancy Pelosi was among an estimated half of the House and Senate Democrats who chose not to attend. It was reported that “Roughly 100 House Democrats were present and 28 Senate Democrats were present in the chamber for the Israeli prime minister’s speech, meaning around half of both caucuses were absent...Most of the lawmakers who did attend the speech are on the more moderated, pro-Israeli side of the party, including many swing-district lawmakers.” Senate Majority Leader Chuck Schumer attended, but was not obliged to shake the hand of the Prime Minister. Without any of this information, the visual impact of the broadcast showed what appeared to be an unbroken line of Congressional mem-


bers cheering the Prime Minister’s remarks and rising to applaud.

This is yet another example of how the mass media is being used to influence public opinion. Although viewers could easily investigate to discover, as I did, that the audience was not representative of all the members of Congress; this kind of media coverage is a glaring example of how the public can be deceived. Digging deeper for accuracy is something that not everyone is willing to do, but I hope that we will be on high alert for the fullest and most accurate rendering of the news; especially when it comes to sensitive and critical issues that require a precise, responsible handling of not only the facts, but the impressions that are left with viewers.

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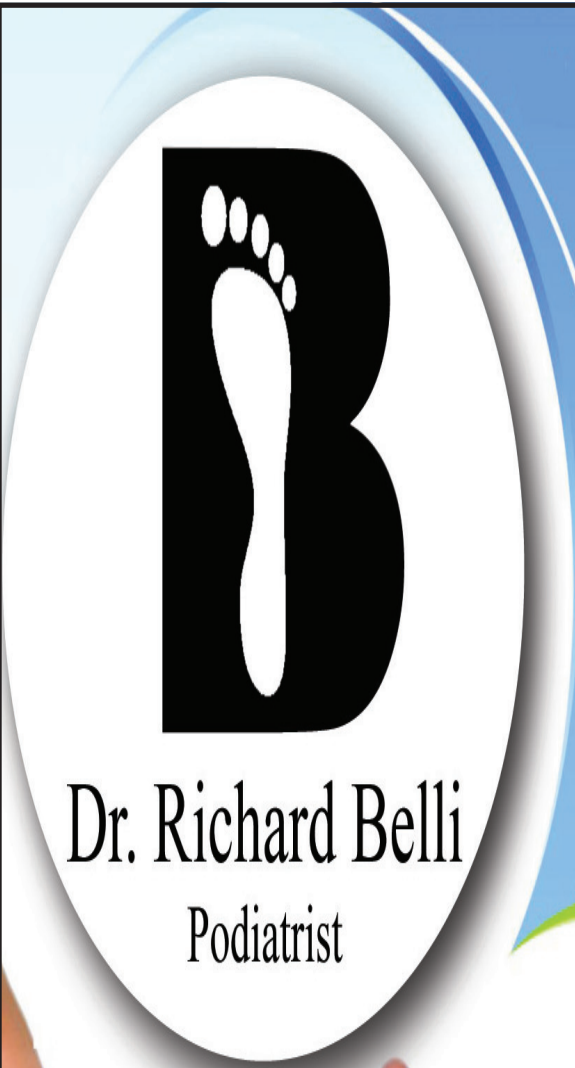
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- Drink plenty of water.



108th Community Council

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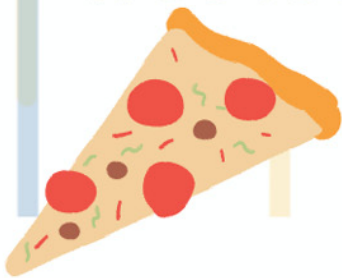


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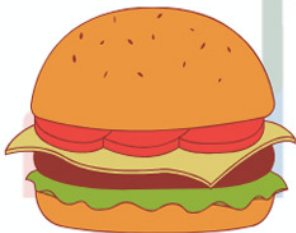
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SUMMONS TO FORECLOSE– SUPREME COURT OF THE STATE OF NEW YORK, COUNTY OF QUEENS – MCLP ASSET COMPANY, INC., Plaintiff, -against- EDDIE W. HUGHES, BRIANNA L. WILLIAMS, TONY WILLIAMS, TAHISA WILLIAMS AND GRETA E. FULLERTON, AS HEIRS AND DISTRIBUTEES OF THE ESTATE OF ELIZABETH HILL WILLIAMS; UNKNOWN HEIRS-AT- LAW, NEXT-OF- KIN, DISTRIBUTEES, E X E C U T O R S , A D M I N I S T R A T O R S , TRUSTEES, DEVISEES, LEGATEES, ASSIGNEES, LIENORS, CREDITORS, AND SUCCESSORS IN INTEREST, AND GENERALLY ALL PERSONS OR PARTIES HAVING OR CLAIMING, UNDER, BY OR THROUGH THE DECEDENT ELIZABETH HILL WILLIAMS, BY PURCHASE, INHERITANCE, LIEN OR OTHERWISE, ANY RIGHT TITLE OR INTEREST IN AND TO THE PREMISES DESCRIBED IN THE COMPLAINT HEREIN; NEW YORK CITY ENVIRONMENTAL CONTROL BOARD; NEW YORK CITY PARKING VIOLATIONS BUREAU; NEW YORK CITY TRANSIT ADJUDICATION; ABSOLUTE RESOLUTIONS INVESTMENTS LLC; AMERICAN EXPRESS CENTURION BANK; CRIMINAL COURT OF THE CITY OF NEW YORK; MUNICIPAL CREDIT UNION; PREMIER CARDIOLOGY CONSULTANTS PLLC; STATE FARM MUTUAL AUTOMOBILE INSURANCE; UNIFUND CCR LLC; JPMORGAN CHASE BANK, N.A; CITY OF NEW YORK, ACTING BY AND THROUGH ITS DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT; QUEENS SUPREME COURT; NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE; UNITED STATES OF AMERICA (EASTERN DISTRICT); “JOHN DOE #1” through “JOHN DOE #10” inclusive, the names of the ten last name Defendants being fictitious, real names unknown to the Plaintiff, the parties intended being persons or corporations having an interest in, or tenants or persons in possession of, portions of the mortgaged premises

described in the Complaint, Defendants - Index No. 723144/ 2023 Plaintiff Designates Queens County as the Place of Trial. The Basis of Venue is that the subject premises is situated in Queens County. To the above named Defendants–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 Summons, to serve a notice of appearance, on the Plaintiff’s Attorney(s) within 20 days after the service of this Summons, exclusive of the day of service (or within 30 days after the service is complete if this Summons is not personally delivered to you within the State of New York); and in case of your failure to appear or answer, judgment will be taken against you by default for the relief demanded in the Complaint. That this Supplemental Summons is being filed pursuant to an order of the court dated July 15, 2024. 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 the mortgage company will not stop the foreclosure action. YOU MUST RESPOND BY SERVING A COPY OF THE ANSWER ON THE ATTORNEY FOR THE PLAINTIFF (MCLP ASSET COMPANY, INC.) AND FILING THE ANSWER WITH THE COURT. The foregoing summons is served upon you by publication pursuant to an order of the Honorable Kevin J. Kerrigan, J.S.C. dated July 15, 2024 filed July 16, 2024. The object of this action is to foreclose a mortgage and covering the premises known as 11116 167<sup>th</sup> Street, Jamaica, NY 11433. Dated: October 27, 2023 Filed November 1, 2023 Knuckles, Komosinski & Manfro, LLP, Attorney for Plaintiff, By: Mark R. Knuckles, Esq., 120 White Plains Road, Suite 215, Tarrytown, NY 10591 (914) 345 3020 8/2/24, 8/9/24, 8/16/24/8/24/24

SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF QUEENS INDEX NO. 703809/2023 Plaintiff designates QUEENS as the place of trial situs of the real property SUPPLEMENTAL SUMMONS **Mortgaged Premises:** 133-12 LINDEN BOULEVARD, SOUTH OZONE PARK, NY 11420 **Block:** 11659, **Lot:** 6 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. RAMESH JAIMAL; JACKIE KHAN; JAMAAL WATKINS, AS HEIR AND DISTRIBUTE OF THE ESTATE OF OSCAR O. GRANDSOULT; HILTON GRANDSOULT, AS HEIR AND DISTRIBUTE OF THE ESTATE OF OSCAR O. GRANDSOULT if living, and if she/he 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 the following designation, namely: the 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, 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, UNKNOWN HEIRS AND DISTRIBUTEES OF THE ESTATE OF OSCAR O. GRANDSOULT 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 the following designation, namely: the 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, 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 ; NEW YORK CITY PARKING VIOLATIONS BUREAU; NEW YORK CITY ENVIRONMENTAL CONTROL BOARD; NEW YORK CITY TRANSIT ADJUDICATION

BUREAU; NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE; UNITED STATES OF AMERICA; FREMONT INVESTMENT & LOAN; THE PEOPLE OF THE STATE OF NEW YORK; “JOHN DOE” (REFUSED NAME) AS JOHN DOE #1, “JOHN DOE” (REFUSED NAME) AS JOHN DOE #2; “JOHN DOE” (REFUSED NAME) AS JOHN DOE #3, “JOHN DOE #4” through “JOHN DOE #12,” the last eight names being fictitious and unknown to plaintiff, the persons or parties intended being the tenants, occupants, persons or corporations, if any, having or claiming an interest in or lien upon the premises, described in the complaint, Defendants. To the above named Defendants YOU ARE HEREBY SUMMONED to answer the Complaint in the above entitled action and to serve a copy of your Answer on the plaintiff’s attorney within twenty (20) days of the service of this Summons, exclusive of the day of service, or within thirty (30) days after service of the same is complete where service is made in any manner other than by personal delivery within the State. The United States of America, if designated as a defendant in this action, may answer or appear within sixty (60) days of service. Your failure to appear or to answer will result in a judgment against you by default for the relief demanded in the Complaint. In the event that a deficiency balance remains from the sale proceeds, a judgment may be entered against you. NOTICE OF NATURE OF ACTION AND RELIEF SOUGHT THE OBJECT of the above caption action is to foreclose a Mortgage to secure the sum of \$345,624.00 and interest, recorded on July 02, 2014, in City Register File Number (CRFN): 2014000223759, of the Public Records of QUEENS County, New York., covering premises known as 133-12 LINDEN BOULEVARD, SOUTH OZONE PARK, NY 11420. The relief sought in the within action is a final judgment directing the sale of the premises described above to satisfy the debt secured by the Mortgage described above. QUEENS County is designated as the place of trial because the real property affected by this action is located in said county. 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 the mortgage company will not stop the

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 24<sup>th</sup>, 2024 ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff Matthew Rothstein, Esq. 900 Merchants Concourse, Suite 310 Westbury, NY 11590 516-280-7675 7/12/24, 7/19/24, 7/26/24, 8/2/24

SUPPLEMENTAL SUMMONS– SUPREME COURT OF THE STATE OF NEW YORK, COUNTY OF QUEENS – FINANCE OF AMERICA REVERSE LLC, Plaintiff, - against- SHELLEY V. KING, AS ADMINISTRATOR OF THE ESTATE OF ENID JOSIAH, DECEASED; UNITED STATES OF AMERICA ACTING ON BEHALF OF THE FEDERAL HOUSING COMMISSIONER; DAVID SIMON JOSIAH, AS HEIR, DEVISEE, DISTIBUTEE OF THE ESTATE OF ENID JOSIAH, DECEASED; DENNIE DEVON JOSEPH, AS HEIR, DEVISEE, DISTRIBUTE OF THE ESTATE OF ENID JOSIAH, DECEASED; DAMIEN D. JOSEPH, AS HEIR, DEVISEE, DISTRIBUTE OF THE ESTATE OF ENID JOSIAH, DECEASED; UNITED STATES OF AMERICA, ACTING ON BEHALF OF DEPARTMENT OF TREASURY - INTERNAL REVENUE SERVICE; NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE; “JOHN DOE #1” through “JOHN DOE #10,” said names being fictitious and unknown to plaintiff, intended to be possible tenants or occupants of the premises, or corporations, persons, or other entities having or claiming a lien upon the mortgaged premises, Defendants - Index No.: 701986/ 2022 Plaintiff Designates Queens County as the Place of Trial. The Basis of Venue is that the subject action is situated in Queens County. To the above named Defendants–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 Summons, to serve a notice of appearance, on the Plaintiff’s Attorney(s) within 20 days after the service of this Summons, exclusive of the day of service (or within 30 days after the service is complete if this Summons is not personally delivered to you within the State of New York); and in case of your failure to appear or answer, judgment will be taken against you by default for the relief demanded in the Complaint. That this Supplemental Summons is being filed pursuant to an order of the court dated June 13, 2024. 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





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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 the mortgage company will not stop the foreclosure action. YOU MUST RESPOND BY SERVING A COPY OF THE ANSWER ON THE ATTORNEY FOR THE PLAINTIFF (FINANCE OF AMERICA REVERSE LLC) AND FILING THE ANSWER WITH THE COURT. The foregoing summons is served upon you by publication pursuant to an order of the Honorable Kevin J. Kerrigan, J.S.C. Dated: June 13, 2024 Filed: June 13, 2024. The object of this action is to foreclose a mortgage and covering the premises known as 18921 116<sup>th</sup> Road, Saint Albans, NY 11412. Dated: May 23, 2023 Filed: July 10, 2024 Greenspoon Marder LLP, Attorney for Plaintiff, By: Angelo A, Regina, Esq., 590 Madison Avenue, Suite 1800, New York, NY 10022 P: (212) 524-5000 F: (212) 524-5050 No Service by fax) Service purposes only: Trade Centre South 100 W. Cypress Creek Road, Suite 700, Fort Lauderdale, FL 33309 P: (888) 491-1120 F: (954) 343-6982 7/26/24, 8/2/24, 8/9/24, 8/16/24

SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF QUEENS INDEX NO. 706128/2018 Plaintiff designates QUEENS as the place of trial situs of the real property SECOND SUPPLEMENTAL SUMMONS Mortgaged Premises: 23109 EDGEWOOD AVENUE SPRINGFIELD GARDENS, NY 11413 **Block:** 13512, **Lot:** 44 NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY Plaintiff, vs. DEXTER DELANDE AS HEIR AND DISTRIBUTE OF THE ESTATE OF CECIL O. DELANDE; ASHLEY DELANDE AS HEIR AND DISTRIBUTE OF THE ESTATE OF CECIL O. DELANDE; DENISE SYLVESTER AS EXECUTRIX, HEIR AND DISTRIBUTE OF THE ESTATE OF CECIL O. DELANDE; RONALD DELANDE AS HEIR AND DISTRIBUTE OF THE ESTATE OF CECIL O. DELANDE; TERRY DELANDE AS HEIR AND DISTRIBUTE OF THE ESTATE OF CECIL O. DELANDE; UNKNOWN HEIRS AND DISTRIBUTEES OF THE ESTATE OF CECIL O. DELANDE, if living, and if she/he 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 the

following designation, namely: the 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; JENNIFER DELANDE, AS HEIR AND DISTRIBUTE OF THE ESTATE OF CECIL O. DELANDE, if living, and if she/he 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 the following designation, namely: the 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; ANDREA DELANDE, AS HEIR AND DISTRIBUTE OF THE ESTATE OF CECIL O. DELANDE, if living, and if she/he 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 the following designation, namely: the wife, widow, husband, widower, 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; ANDREA DELANDE, AS HEIR AND DISTRIBUTE OF THE ESTATE OF CECIL O. DELANDE, if living, and if she/he 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 the following designation, namely: the wife, widow, husband, widower, 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, SECRETARY OF HOUSING AND URBAN DEVELOPMENT; NEW YORK CITY PARKING VIOLATIONS BUREAU; PEOPLE OF THE STATE OF NEW YORK; UNITED STATES OF AMERICA Defendants.

To the above named Defendants YOU ARE HEREBY SUMMONED to answer the Complaint in the above entitled action and to serve a copy of your Answer on the plaintiff's attorney within twenty (20) days of the service of this Summons, exclusive of the day of service, or within thirty (30) days after service of the same is complete where service is made in any manner other than by personal delivery within the State. The United States of America, if designated as a defendant in this action, may answer or appear within sixty (60) days of service. Your failure to appear or to answer will result in a judgment against you by default for the relief demanded in the Complaint. In the event that a deficiency balance remains from the sale proceeds, a judgment may be entered against you. NOTICE OF NATURE OF ACTION AND RELIEF SOUGHT THE OBJECT of the above caption action is to foreclose a Mortgage to secure the sum of \$633,000.00 and interest, recorded on April 10, 2009, in CRFN 2009000106470, of the Public Records of QUEENS County, New York., covering premises known as 23109 EDGEWOOD AVENUE, SPRINGFIELD GARDENS, NY 11413. The relief sought in the within action is a final judgment directing the sale of the premises described above to satisfy the debt secured by the Mortgage described above. QUEENS County is designated as the place of trial because the real property affected by this action is located in said county. 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 the mortgage company will not stop the 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: July 15<sup>th</sup>, 2024 ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff Christina Bruderman, Esq. 900 Merchants Concourse, Suite 310, Westbury, NY 11590 516-280-7675 7/26/24, 8/2/24, 8/9/24, 8/16/24

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SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF QUEENS Index No. 715697/2023 Date filed: SUPPLEMENTAL SUMMONS Premises being foreclosed: 1540 Dunbar Street Far Rockaway, NY 11691 ACTION TO FORECLOSE MORTGAGE ON PROPERTY SITUATED IN QUEENS COUNTY REGAIN CRF Fund 1 LLC, Plaintiff, -against- Sheena Latoya Smith, as heir at law, next of kin, and devisee and as proposed Administrator of the Estate of Regina Smith, Rolland Rayshawn Smith as heir at law, next of kin, and devisee of the Estate of Regina Smith, and all the heirs at law, next of kin, distributees, devisees, grantees, trustees, lienors, creditors, assignees and successors in interest of any of the aforesaid Defendants at law, next of kin, distributees, devisees, grantees, trustees, lienors, creditors, assignees and successors in interest of the aforesaid classes of persons, if they or any of them be dead, and their respective husbands, wives or widows, if any, all of whom and whose names and places of residence are unknown to the Plaintiff, except as herein stated LVNV Funding LLC, City of New York Department of Transportation Parking Violations Bureau, Jefferson Capital Systems, LLC, Capital One Bank (USA), N.A., City of New York Environmental Control Board, Norwest Mortgage, Inc., New York State Department of Taxation and Finance-Tax Compliance Division-C.O.-ATC, United States of America Department of Treasury Internal Revenue Service, All the heirs at law, next of kin, distributees, devisees, grantees, trustees, lienors, creditors, assignees and successors in interest and the creditors, assignees and successors in interest thereof of the aforesaid classes of persons, if they or any of them be dead, all of whom and whose names and places of residence are unknown to the Plaintiff of the Estate of Regina Smith John Doe Name Refused sued herein as John Doe # 1, John Doe Name Refused sued herein as John Doe # 2, Jane Doe Name Refused sued herein as John Doe # 3, Defendant(s). TO THE ABOVE DEFENDANTS: 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 Summons, to serve a Notice of Appearance on the Plaintiff's attorneys within twenty (20) days after the service of the Summons exclusive of the day of service or within thirty (30) days after completion of service where service is made in any other manner than by personal delivery within the State. In case of your failure to appear, or answer, judgment will be taken against you by default for the relief demanded in this Complaint. TO THE ABOVE NAMED DEFENDANTS: The foregoing Summons is served upon you by publication pursuant to an Order of the Hon. Kevin Kerrigan, a Justice of the Supreme Court, Queens County, entered May 10, 2024 and filed with the complaint and other papers in the Queens County Clerk's Office. THE OBJECT OF THE ACTION is to foreclose a mortgage recorded in the Office of the Register of the County of Queens on April 17, 2006 in CRFN #2006000211683, covering premises k/a 1540 Dunbar Street, Far Rockaway, NY 11691 a/k/a Block 15685, Lot 41. Plaintiff designates Queens County as the place for trial. Venue is based upon the County in which the mortgaged premises is situated. 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 10, 2024 Westbury, New York Karen B. Migdal, Esq. Stein, Wiener & Roth, LLP Attorneys for Plaintiff 1400 Old Country Road, Suite 315 Westbury, NY 11590 (516)-742-1212 80342/SELENE #101574 8/2/24, 8/9/24, 8/16/24, 8/24/24





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