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## Legal Notices

1818 43RD LLC. Arts. of Org. filed with the SSNY on 10/14/25. Office: Queens County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 15-31 146th Place, Whitestone, NY 11357. Purpose: Any lawful purpose.

Notice of Formation of 94-50 MERRICK BLVD. LLC Articles of Organization were filed with the Secretary of State of New York (SSNY) on 08/11/2025. Office location: Queens County. SSNY has been designated as agent of the LLC upon whom process against it may be served. SSNY shall mail a copy of process to: 94-50 MERRICK BLVD. LLC, 94-02 150TH ST., JAMAICA, NY 11435. Purpose: For any lawful purpose.

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Notice of Formation of TON SERVICE LLC Articles of Organization were filed with the Secretary of State of New York (SSNY) on 10/03/2025. Office location: Queens County. SSNY has been designated as agent of the LLC upon whom process against it may be served. SSNY shall mail a copy of process to: DIEGO GIRALDO LOPEZ, 8732 78 ST., FLOOR 1, WOODHAVEN, NY 11421. Purpose: For any lawful purpose.

Notice of Formation of HJ77 LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 09/25/25. Office location: Queens County. Princ. office of LLC: 33-02 Skillman Ave., Long Island City, NY 11011. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to the LLC, 33-02 Skillman Ave., 5th Fl., Long Island City, NY 11011. Purpose: Any lawful activity.

## Garage/Yard Sales

Howard Beach, Sat 11/8, 8am-4pm, 83-07 158 Ave. Something for everyone. Too much to mention.

**Classified Ad Deadline is 12 Noon on Tuesday** for Thursday's paper.

**Legal Notices**

**NOTICE OF SALE**

SUPREME COURT COUNTY OF QUEENS JPMorgan Chase Bank, National Association, Plaintiff AGAINST Douglas Carr, as Executor of the Estate of Gloria Patrick a/k/a Gloria A. Patrick a/k/a Gloria A. Ballom a/k/a Gloria A. Patrick-Ballom; et al., Defendant(s) Pursuant to a Judgment of Foreclosure and Sale duly entered August 25, 2025, 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 November 21, 2025, at 10:00AM, premises known as 18833 Keesville Avenue a/k/a 188-33 Keesville Avenue, Saint Albans a/k/a Jamaica, NY 11412. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Fourth Ward of the Borough and County of Queens, City and State of New York, Block 10427 Lot 34. Approximate amount of judgment \$413,024.00 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index# 710701/2019. Heidi J. Henle, Esq., Referee LOGS Legal Group LLP f/k/a Shapiro, DiCaro & Barak, LLC Attorney(s) for the Plaintiff 175 Mile Crossing Boulevard Rochester, New York 14624 (877) 430-4792 Dated: September 15, 2025 For sale information, please visit www. Auction.com or call (800) 280-2831 87190

24-32 27TH STREET LLC. Arts. of Org. filed with the SSNY on 09/30/25. Office: Queens County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 24-32 27th Street, Astoria, NY 11102. Purpose: Any lawful purpose.

**Legal Notices**

SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF QUEENS DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR HARBORVIEW MORTGAGE LOAN TRUST, MORTGAGE LOAN PASS-THROUGH CERTIFICATES, SERIES 2007-5, -against- STACIE C. GRANT A/K/A STACIE N. C. GRANT, ET AL. **NOTICE OF SALE** NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure and entered in the Office of the Clerk of the County of Queens on July 10, 2024, wherein DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR HARBORVIEW MORTGAGE LOAN TRUST, MORTGAGE LOAN PASS-THROUGH CERTIFICATES, SERIES 2007-5 is the Plaintiff and STACIE C. GRANT A/K/A STACIE N. C. GRANT, ET AL. are the Defendant(s). I, the undersigned Referee will sell at public auction at the QUEENS COUNTY COURTHOUSE 88-11 SUTPHIN BLVD., COURTROOM #25, JAMAICA, NY 11435, on 11/21/2025 at 10:00AM, premises known as 115-112 225TH STREET, CAMBRIA HEIGHTS, New York 11411; and the following tax map identification, -11306-57. **ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERRECTED, SITUATE, LYING AND BEING IN THE FOURTH WARD OF THE BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK,** Premises will be sold subject to provisions of filed Judgment Index No.: 722456/2022. Scott H. Siller, Esq. - Referee. Robertson, Anschutz, Schneid, Crane & Partners, PLLC 900 Merchants Concourse, Suite 310, Westbury, New York 11590, Attorneys for Plaintiff. **All foreclosure sales will be conducted in accordance with Covid-19 guidelines including, but not limited to, social distancing and mask wearing. \*LOCATION OF SALE SUBJECT TO CHANGE DAY OF IN ACCORDANCE WITH COURT/CLERK DIRECTIVES.**

PROBATE CITATION. File No. 2018-504/C SURROGATE'S COURT - QUEENS COUNTY CITATION. THE PEOPLE OF THE STATE: OF NEW YORK, By the Grace of God Free and Independent. To: WALTER JOHNSON JR., Tyrell JOHNSON., DONNELL JOHNSON, SHAQUILLE JOHNSON, JOAN JACKSON; 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 WATER JOHNSON, aka WALTER CECIEL JOHNSON aka WALTER CECIL JOHNSON, 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 **Shanti Weston Johnson** who is domiciled at **116-40 196th Street, St. Albans, Queens, New York 11412.** YOU ARE HEREBY CITED TO SHOW CAUSE before the Surrogate's Court, Queens County, at 88-11 Sutphin Boulevard, Jamaica, New York, on the 4th day of December, 2025 at 9:30 A.M. of that day, why a decree should not be made in the **estate of Walter Johnson aka Walter Cecil Johnson aka Walter Ceciel Johnson**, lately domiciled at **116-40 196th Street, St. Albans, Queens, New York 11412, a will dated April 10, 2009** copy of which is attached, as the Will of **Walter C. Johnson** deceased, relating to real and personal property, and directing that [x] Letters of Administration issue to: **Shanti Weston Johnson** (State any further-relief requested) Deny probate of will and grant letters of administration. HON. CASSANDRA A. JOHNSON Surrogate OCT. 02, 2025. JANET EDWARDS TUCKER Chief Clerk. Jason C. Bost, Esq. (718 361-0299 Attorney for Petitioner. 45 Exchange Boulevard, Suite 802, Rochester. New York, 14614 (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 with you.)

PROBATE CITATION. File No. 2025-577 SURROGATE'S COURT-QUEENS COUNTY CITATION THE PEOPLE OF THE STATE OF NEW YORK By the Grace of God Free and Independent TO: Heirs at law, next of kin, and distributees of JOSE RAMON ALONSO a/k/a JOSE R. ALONSO, deceased, if living, and if any of them be dead to their heirs at law, next of kin, distributees, legatees, executors, administrators. assignees and successors in interest whose names are unknown and cannot be ascertained after due diligence. Public Administrator of Queens County Attorney General of New York State. A petition having been duly filed by JOSE HERNANDEZ, who is domiciled at 5830 SW 63rd Avenue, South Miami, Florida 33143. YOU ARE HEREBY CITED TO SHOW CAUSE before the Surrogate's Court, Queens County, at 8811 Sutphin Boulevard, Jamaica, New York, on December 18, 2025 at 9:30A.M. of that day, why a decree should not be made in the estate of JOSE RAMON ALONSO a/k/a JOSE R. ALONSO, lately domiciled at 8337 Saint James Avenue, Apt. 3S, Elmhurst, New York, admitting to probate a Will dated September 30, 1992, a copy of which is attached, as the Will of JOSE RAMON ALONSO a/k/a JOSE R. ALONSO, deceased, relating to real and personal property, and directing that [x] Letters of Administration c.t.a. issue to. Jose Hernandez (State any further relief requested) HON. CASSANDRA A. JOHNSON Surrogate. Dated, Attested and Sealed October 8, 2025. JANET EDWARDS TUCKER, Chief Clerk. Daisy Echevarria, Esq., Attorney for Petitioner Telephone Number 212-286-9499. 270 Madison Avenue, Suite 1501, New York, New York 10016, 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.]

**Real Estate**

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**Legal Notices**

Notice of Formation of ARAL SIMTECH LLC Articles of Organization were filed with the Secretary of State of New York (SSNY) on 07/07/2025. Office location: Queens County. SSNY has been designated as agent of the LLC upon whom process against it may be served. SSNY shall mail a copy of process to: AGA ARCEDO, 40-15 81ST ST, APT B12, ELMHURST, NY 11373. Purpose: For any lawful purpose.

COLOMBOS PROP. LLC. Arts. of Org. filed with the SSNY on 10/22/25. Office: Queens County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 60 Stone Hill Drive S., Manhasset, NY 11030. Purpose: Any lawful purpose.

**Legal Notices**

CORRA REALTY GROUP, LLC, Arts. of Org. filed with the SSNY on 10/09/2025. Office loc: Queens County. SSNY has been designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: The LLC, 3907 Prince St. 6B, Flushing, NY 11354. Purpose: Any Lawful Purpose.

Notice of Formation of ECO AIRE, LLC Articles of Organization were filed with the Secretary of State of New York (SSNY) on 10/03/2025. Office location: Queens County. SSNY has been designated as agent of the LLC upon whom process against it may be served. SSNY shall mail a copy of process to: YVONNE WHITTER, 104-09 209 STREET, QUEENS VILLAGE, NY 11429. Purpose: For any lawful purpose.

# LEGAL NOTICES

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**SUMMONS** Supreme Court of New York, Queens. WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR MFRA TRUST 2016-1, Plaintiff -against- ALBERT DICKERSON III, AS HEIR AND DISTRIBUTE OF THE ESTATE OF PATRICIA DICKERSON A/K/A PATRICIA JANE DICKERSON; UNKNOWN HEIRS OF THE ESTATE OF PATRICIA DICKERSON A/K/A PATRICIA JANE DICKERSON; NEW YORK CITY ENVIRONMENTAL CONTROL BOARD; SYNCHRONY BANK; NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE; UNITED STATES OF AMERICA (EASTERN DISTRICT); "JOHN DOE" AND "JANE DOE" said names being fictitious, it being the intention of Plaintiff to designate any and all occupants of premises being foreclosed herein, Defendants Index No. 707536/2024. Mortgaged Premises: 199-16 116th Avenue Saint Albans a/k/a Jamaica, NY 11412 Block: IN 11071 Lot: 33 TO THE ABOVE NAMED DEFENDANTS: YOU ARE HEREBY SUMMONED to answer the Complaint in the above captioned action and to serve a copy of your Answer on the Plaintiff's attorney within twenty (20) days after the service of this 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. The United States of America, if designated as a Defendant in this action, may answer or appear within sixty (60) days of service hereof. In case of your failure to appear or answer, judgment will be taken against you by default for the relief demanded in the Complaint. NOTICE OF NATURE OF ACTION AND RELIEF SOUGHT THE OBJECTIVE of the above captioned action is to foreclose on a Mortgage to secure \$376,000.00 and interest, recorded in the Office of the City Register of the City of New York on September 24, 2007, in CRFN 2007000488874, covering the premises known as 199-16 116th Avenue, Saint Albans a/k/a Jamaica, NY 11412 The relief sought herein is a final judgment directing sale of the premises described above to satisfy the debt secured by the reverse mortgage described above. Plaintiff designates Queens as the place of trial. Venue is based upon the County in which the mortgaged premises is located. 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. FRIEDMAN VARTOLO, LLP 1325 Franklin Avenue, Suite 160 Garden City, NY 11530, Attorneys for Plaintiff.

SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF QUEENS U.S. BANK NATIONAL ASSOCIATION, -against- MARISOL ALVELO, ET AL. **NOTICE OF SALE** NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure and entered in the Office of the Clerk of the County of Queens on July 3, 2025, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and MARI-SOL ALVELO, ET AL. are the Defendant(s). I, the undersigned Referee will sell at public auction at the QUEENS COUNTY COURTHOUSE 88-11 SUTPHIN BLVD., COURTROOM #25, JAMAICA, NY 11435, on 11/21/2025 at 10:00AM, premises known as 13105 135TH ST, SOUTH OZONE PARK, New York 11420; and the following tax map identification, 51-11780-119. **ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED SITUATE, LYING AND BEING IN THE BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK** Premises will be sold subject to provisions of filed Judgment Index No.: 701260/2020. Gregory J. Newman, Esq. - Referee. Robertson, Anschutz, Schneid, Crane & Partners, PLLC 900 Merchants Concourse, Suite 310, Westbury, New York 11590, Attorneys for Plaintiff. **All foreclosure sales will be conducted in accordance with Covid-19 guidelines including, but not limited to, social distancing and mask wearing. \*LOCATION OF SALE SUBJECT TO CHANGE DAY OF IN ACCORDANCE WITH COURT/CLERK DIRECTIVES.**

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SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF QUEENS DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERICAN HOME MORTGAGE ASSETS TRUST 2007-5, MORTGAGE-BACKED PASS-THROUGH CERTIFICATES SERIES 2007-5, -against- BEULAH FIGEROUX F/K/A BEULAH BLAKE ET AL. **NOTICE OF SALE** NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure and entered in the Office of the Clerk of the County of Queens on October 1, 2024, wherein DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERICAN HOME MORTGAGE ASSETS TRUST 2007-5, MORTGAGE-BACKED PASS-THROUGH CERTIFICATES SERIES 2007-5 is the Plaintiff and BEULAH FIGEROUX F/K/A BEULAH BLAKE, ET AL. are the Defendant(s). I, the undersigned Referee will sell at public auction at the QUEENS COUNTY COURTHOUSE 88-11 SUTPHIN BLVD., COURTROOM #25, JAMAICA, NY 11435, on 11/21/2025 at 10:00AM, premises known as 14306 FERNDAL AVENUE, JAMAICA, New York 11435; and the following tax map identification, -11935-3. **ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN THE BOROUGH OF QUEENS, COUNTY OF QUEENS, CITY AND STATE OF NEW YORK.** Premises will be sold subject to provisions of filed Judgment Index No.: 714058/2020. Michael A. Cervini, Esq. - Referee. Robertson, Anschutz, Schneid, Crane & Partners, PLLC 900 Merchants Concourse, Suite 310, Westbury, New York 11590, Attorneys for Plaintiff. **All foreclosure sales will be conducted in accordance with Covid-19 guidelines including, but not limited to, social distancing and mask wearing. \*LOCATION OF SALE SUBJECT TO CHANGE DAY OF IN ACCORDANCE WITH COURT/CLERK DIRECTIVES.**

## NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS HSBC Bank USA, N.A., as Trustee for Structured Adjustable Rate Mortgage Loan Trust Mortgage Pass-Through Certificates, Series 2005-1, Plaintiff AGAINST Sabrina Edery, as Administratrix of the Estate of Ann Lewitinn; et al., Defendant(s) Pursuant to a Judgment of Foreclosure and Sale duly entered October 22, 2024, I, the undersigned Referee, will sell at public auction at the Queens County Supreme Courthouse, 88-11 Sutphin Boulevard, Jamaica, NY 11435, on the second floor in Courtroom 25 on November 14, 2025, at 10:00AM, premises known as 431 Beach 45th Street, Far Rockaway, NY 11691. All that certain plot, piece or parcel of land, situate, lying and being in the Borough and County of Queens, City and State of New York, Block 15968 Lot 96. Approximate amount of judgment \$480,940.23 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index# 703588/2015. Michael A. Cervini, Esq., Referee LOGS Legal Group LLP f/k/a Shapiro, DiCaro & Barak, LLC Attorney(s) for the Plaintiff 175 Mile Crossing Boulevard Rochester, New York 14624 (877) 430-4792 Dated: September 24, 2025

Notice of Formation of Snap Chocolates LLC Articles of Organization were filed with the Secretary of State of New York (SSNY) on 10/17/2025. Office location: Queens County. SSNY has been designated as agent of the LLC upon whom process against it may be served. SSNY shall mail a copy of process to: ALEXANDRA ELLIOTT, 42-77 HUNTER STREET, APT 6B, LONG ISLAND CITY, NY 11101. Purpose: For any lawful purpose.

Notice of Formation of STRICTLY WHOLESALÉ LLC Articles of Organization were filed with the Secretary of State of New York (SSNY) on 03/25/2025. Office location: Queens County. SSNY has been designated as agent of the LLC upon whom process against it may be served. SSNY shall mail a copy of process to: ARTURO CIFUENTES, 8709 164TH ST BSMT, JAMAICA, NY 11432. Purpose: For any lawful purpose.

## NOTICE OF SALE

**IN TAX LIEN FORECLOSURE** -SUPREME COURT OF THE STATE OF NEW YORK, COUNTY OF QUEENS - NYCTL 1998-2 TRUST, and THE BANK OF NEW YORK MELLON as Collateral Agent and Custodian for the NYCTL 1998-2 Trust, Plaintiffs, UNKNOWN HEIRS AND DISTRIBUTEES OF THE ESTATE OF VELIA R. TENERIO, et. al., Defendants. Index No. 722337/20. To the above named Defendants -YOU ARE HEREBY SUMMONED to answer the complaint in this action within twenty days after the service of this summons, exclusive of the day of service or within thirty days after service is completed if the 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. Plaintiffs designate Queens County as the place of trial. Venue is based upon the county in which the property a lien upon which is being foreclosed is situated. The foregoing summons is served upon you by publication pursuant to the Order of the Hon. Alan J. Schiff, J.S.C., entered on October 27, 2025. The object of this action is to foreclose a tax lien covering the premises located at Block 9806 Lot 59 on the Tax Map of Queens County and also known as 91-08 172nd Street, Jamaica, New York. Dated: October 27, 2025 BRONSTER, LLP, Attorney for Plaintiffs NYCTL 1998-2 TRUST, and THE BANK OF NEW YORK MELLON as Collateral Agent and Custodian for the NYCTL 1998-2 Trust, By: Leonid Krechmer, Esq. 156 West 56th Street, Suite 703, New York, NY 10019 (212) 558-9300

Notice of Formation of ROSMUC INVESTIGATIONS LLC Articles of Organization were filed with the Secretary of State of New York (SSNY) on 08/08/2025. Office location: Queens County. SSNY has been designated as agent of the LLC upon whom process against it may be served. SSNY shall mail a copy of process to: THE LLC, 6731 52ND AVE, MASPETH, NY 11373. Purpose: For any lawful purpose.

**NOTICE OF SALE**

SUPREME COURT COUNTY OF QUEENS, WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF QUERCUS MORTGAGE INVESTMENT TRUST, PLAINTIFF, vs. RONALD SHAW, ET AL., Defendant (s). Pursuant to a Judgment of Foreclosure and Sale duly entered on October 10, 2024, I, the undersigned Referee will sell at public auction on the second floor in Courtroom 25 Queens County Supreme Courthouse located at 88-11 Sutphin Boulevard, Jamaica, NY 11435 on November 21, 2025, at 10:00 AM, premises known as 192-11 116TH ROAD, SAINT ALBANS, NY 11412. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough and County of Queens, City and State of New York, Block: 11061, Lot: 46. Approximate amount of judgment is \$489,246.08 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index # 721276/2022. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, the Mortgagee's attorney, or the Referee. **All parties shall comply with the Eleventh Judicial District's COVID-19 Policies concerning Public Auctions of foreclosed properties. These policies, along with the Queens County Foreclosure Auction Rules, can be found on the Queens Supreme Court - Civil Term Website** ([https://www.nycourts.gov/LegacyPDFS/COURTS/11jd/supreme/civilterm/partrules/Foreclosure\\_Auction\\_Rules.pdf](https://www.nycourts.gov/LegacyPDFS/COURTS/11jd/supreme/civilterm/partrules/Foreclosure_Auction_Rules.pdf)) DOMINIC CHIARIELLO, Esq., Referee Roach & Lin, P.C., 6851 Jericho Turnpike, Suite 185, Syosset, New York 11791, Attorneys for Plaintiff

K NAIL STUDIO LLC. Arts. of Org. filed with the SSNY on 09/19/25. Office: Queens County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 12816 23rd Ave, College Point, NY 11356. Purpose: Any lawful purpose.

File No.: 2021-3023 /D CITATION THE PEOPLE OF THE STATE OF NEW YORK BY THE GRACE OF GOD, FREE AND INDEPENDENT To: Peter Vattiato, Claudia Pringles, Michael William Vattiato, if living and if dead, to their heirs at law, next of kin and distributees whose names and places of residence are unknown and if they died subsequent to the decedent herein, to their executors, administrators, legatees, devisees, assignees and successors in interest whose names and places of residence are unknown and cannot be ascertained after due diligence. Being the persons interested as creditors, legatees, distributees or otherwise in the Estate of Catherine Vattiato, deceased, who at the time of death was a resident of 60-77 71st Street, Maspeth, NY 11378, in the County of Queens, State of New York. **SEND GREETING:** Upon the petition of LOIS M. ROSENBLATT, 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 Catherine Vattiato, 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 20th day of November, 2025 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 \$8,885.41 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 the Last Will and Testament dated December 1, 2015, copy attached, should not be admitted to Probate; and why the Letters of Administration issued to the Public Administrator should not be revoked; and why Letters of Administration CTA should not be issued to the Public Administrator; and why the net residuary estate should not be paid pursuant to the Last Will and Testament as follows; 100 % to Claudia Pringles as Successor Trustee of the Peter Vattiato SNT dated December 1, 2015 Dated, Attested and Sealed 15th day of September, 2025 **HON. CASSANDRA A. JOHNSON** Surrogate, Queens County Janet Edwards Tucker Chief Clerk GERARD J. SWEENEY, ESQ. (718) 459-9000 1981 Marcus Avenue, Suite 200 Lake Success, New York 11042 **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

KAM 14 LLC Articles of Org. filed NY Sec. of State (SSNY) 9/29/25. Office in Queens Co. SSNY design. Agent of LLC upon whom process may be served. SSNY shall mail copy of process to The LLC 8425 85th Ave., Woodhaven, NY 11421. Purpose: Any lawful activity.

LaundryBee Sutphin LLC filed 10/27/25. Cty: Queens. SSNY desig. for process & shall mail to: 22111 Kingsbury Ave., Oakland Gardens, NY 11364. Purp: any lawful.

SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF QUEENS Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as Owner Trustee of CSMC 2019-RPL11 Trust, Plaintiff -against- Melanie N. Silvia as Heir to the Estate of Nancy M. Silvia, Cheryl M. Smith as Heir to the Estate of Nancy M. Silvia, Tremayne D. Silvia as Heir to the Estate of Nancy M. Silvia, Angela M. Matthews a/k/a Angela Monique Matthews as Heir to the Estate of Richard T. Matthews a/k/a Richard Matthews, Latoya S. Clay a/k/a Latoya S. Matthews as Heir to the Estate of Richard T. Matthews a/k/a Richard Matthews, Terrance Windham as Heir to the Estate of Richard T. Matthews a/k/a Richard Matthews, Jamaica East Homeowners Association, Inc., City of New York acting by and through its Department of Housing Preservation and Development, Commissioner of Social Services of the City of New York Social Services District, New York City Environmental Control Board, New York City Parking Violations Bureau, New York City Transit Adjudication Bureau, North Star Capital Acquisitions LLC, Successor Trustee of the Nancy M. Silvia Irrevocable Living Trust, New York State Department of Taxation and Finance, United States of America - Internal Revenue Service, Nancy M. Silvia's unknown heirs-at-law, next-of-kin, distributees, executors, administrators, trustees, devisees, legatees, assignees, lienors, creditors, and successors in interest and generally all persons having or claiming under, by or through said defendant who may be deceased, by purchase, inheritance, lien or otherwise, any right, title or interest in the real property described in the complaint herein, Richard T. Matthews a/k/a Richard Matthews' unknown heirs-at-law, next-of-kin, distributees, executors, administrators, trustees, devisees, legatees, assignees, lienors, creditors, and successors in interest and generally all persons having or claiming under, by or through said defendant who may be deceased, by purchase, inheritance, lien or otherwise, any right, title or interest in the real property described in the complaint herein and "JOHN DOE #1" through "JOHN DOE #10", the last ten names being fictitious and unknown to the plaintiff, the person or parties intended being the persons or parties, if any, having or claiming an interest in or lien upon the mortgaged premises described in the Complaint, Defendants. **Index #: 725897/2024 Filed: 12/02/2024 SUMMONS** Plaintiff designates Queens County as the place of trial. Venue is based upon the County in which the mortgaged premises is situated. TO THE ABOVE NAMED DEFENDANT(S): 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 attorneys for the plaintiff within twenty (20) days after service of this Summons, exclusive of the day of service; or within thirty (30) days after service is complete if this Summons is not personally delivered to you within the State of New York; or within sixty (60) days if it is the United States of America. In case of your failure to appear or answer, judgment will be taken against you by default for the relief demanded in the Complaint. **NOTICE OF NATURE OF ACTION AND RELIEF SOUGHT THE OBJECT** of the above captioned action is to foreclose a Mortgage to secure \$118,100.00, and interest, recorded in the office of the Clerk of the County of Queens on May 14, 1996 in Reel 4339, at Page 2045, covering premises known as 106-41 160th Street a/k/a 10641 160th Street, Jamaica, NY 11433. 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. **NOTICE YOU ARE IN DANGER OF LOSING YOUR HOME** if you do not respond to this summons and complaint by **servicing 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: Bay Shore, New York November 27, 2024 FRENKEL, LAMBERT, WEISS, WEISMAN & GORDON, LLP BY: Deana Cheli Attorneys for Plaintiff 53 Gibson Street Bay Shore, New York 11706 (631) 969-3100 Our File No.: 01-096105-F01

Notice of Formation of LITTLE ROSE FLORALS, LLC Articles of Organization were filed with the Secretary of State of New York (SSNY) on 10/02/2025. Office location: Queens County. SSNY has been designated as agent of the LLC upon whom process against it may be served. SSNY shall mail a copy of process to: JULIE MAK MOTAYNE, 141-10 82ND DRIVE, #234, BRIARWOOD, NY 11435. Purpose: For any lawful purpose.

Notice of formation of S KIM CPA PLLC. Articles of Organization filed with Secretary of State of New York (SSNY) on 10/2/2025. Office location: Queens County. SSNY has been designated as agent of the LLC upon whom process against it may be served. SSNY shall mail a copy of process to: is The PLLC 3809 Union Street, Suite 3 Flushing, NY, 11354. Purpose/character of LLC: Any Lawful Purpose.

Notice of Formation of VCS CONSTRUCTION SERVICES LLC Articles of Organization were filed with the Secretary of State of New York (SSNY) on 01/17/2024. Office location: Queens County. SSNY has been designated as agent of the LLC upon whom process against it may be served. SSNY shall mail a copy of process to: CONCEPCION NAVARRO, 2536 22ND STREET, APT 1B, ASTORIA, NY 11102. Purpose: For any lawful purpose.



SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF QUEENS, INDEX NO. 717396/2023, Plaintiff designates QUEENS as the place of trial situs of the real property, **SUPPLEMENTAL SUMMONS**

**Mortgaged Premises: 211-11 HOLLIS AVENUE, QUEENS VILLAGE, NY 11429, Block: 10922, Lot: 64, SELECT PORTFOLIO SERVICING, INC., Plaintiff, vs. RAUL LOKASI, AS HEIR AND DISTRIBUTE OF THE ESTATE OF JOHANNES T. LOKASI A/K/A JOHANNES LOKASI, 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; ROMANO LOKASI, AS HEIR AND DISTRIBUTE OF THE ESTATE OF JOHANNES T. LOKASI A/K/A JOHANNES LOKASI, 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; JONATHAN LOKASI, AS HEIR AND DISTRIBUTE OF THE ESTATE OF JOHANNES T. LOKASI A/K/A JOHANNES LOKASI; J.L., MINOR CHILD UNDER C/O MARGARETHA MENIG, AS HEIR AND DISTRIBUTE OF THE ESTATE OF JOHANNES T. LOKASI A/K/A JOHANNES LOKASI; UNKNOWN HEIRS AND DISTRIBUTEES OF THE ESTATE OF JOHANNES T. LOKASI A/K/A JOHANNES LOKASI, 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; NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE; UNITED STATES OF AMERICA; NEW YORK CITY PARKING VIOLATIONS BUREAU; NEW YORK CITY ENVIRONMENTAL CONTROL BOARD; NEW YORK CITY TRANSIT ADJUDICATION BUREAU; PEOPLE OF THE STATE OF NEW YORK; MARGARETHA "DOE" (REFUSED LAST NAME) AS JOHN DOE #1; "JOHN DOE" (REFUSED NAME) AS JOHN DOE #2; "JOHN DOE" (REFUSED NAME) AS JOHN DOE #3; "JOHN DOE" (REFUSED NAME) AS JOHN DOE #4; "JOHN DOE" (REFUSED NAME) AS JOHN DOE #5, "JOHN DOE #6" through "JOHN DOE #12," the last seven 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 \$383,760.00 and interest, recorded on August 24, 2006, in CRFN 2006000481088, of the Public Records of QUEENS County, New York., covering premises known as 211-11 HOLLIS AVENUE, QUEENS VILLAGE, NY 11429. 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: October 10<sup>th</sup>, 2025, ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC, **Attorney for Plaintiff, Matthew Rothstein, Esq. 900 Merchants Concourse, Suite 310, Westbury, NY 11590, 516-280-7675****