





## Legal Notice

**NOTICE OF SALE SUPREME COURT QUEENS COUNTY THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWABS INC., AS-SETBACKED CERTIFICATES, SERIES 2006-SD4, Plaintiff against JYNELL ROLLINS, et al Defendant(s) Attorney for Plaintiff(s) Leopold & Associates, PLLC, 80 Business Park Drive, Suite 110, Armonk, NY 10504. Pursuant to a Judgment of Foreclosure and Sale entered November 24, 2025, I will sell at public auction to the highest bidder at the Queens County Supreme Court, Courtroom #25, 88-11 Sutphin Boulevard, Jamaica, NY 11435 on January 16, 2026 at 11:00 AM. Premises known as 204-05 115th Avenue, St. Albans, NY 11412. Block 11021 Lot 7. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, lying and being in the Fourth Ward of the Borough of Queens, City and State of New York. Approximate Amount of Judgment is \$698,808.73 plus interest, fees, and costs. Premises will be sold subject to provisions of filed Judgment Index No 710627/2019. The foreclosure sale will be conducted in accordance with 11th Judicial District's Covid-19 Policies and foreclosure auction rules. The Referee shall enforce any rules in place regarding facial coverings and social distancing. Referee will only accept a certified bank check made payable to the referee. Autrey Glen Johnson, Esq., Referee File # 8986695**

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## Legal Notices

NOTICE is hereby given that an Order entered by the Civil Court, Queens County on 12-02-2025, bearing Index Number NC-000941-25/QU, a copy of which may be examined at the Office of the Clerk, located at 89-17 Sutphin Blvd., Jamaica, NY 11435, grants me (us) the right to: Assume the name of (First) Noble (Middle) Wayne (Last) Brye-Bey. My present name is (First) Wayne (Middle) Allan (Last) Brye AKA Wayne Brye. My place of birth is Queens, NY. The month and year of my birth are October 1967.

Notice of Formation of CASTLE VIEW ASSOCIATES, LLC Articles of Organization were filed with the Secretary of State of New York (SSNY) on 08/20/2025. 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: CASTLE VIEW ASSOCIATES, LLC, 4003 164TH STREET, P.O. BOX 43, FLUSHING, NY 11358. Purpose: For any lawful purpose.

Notice of Formation of CRESCENT STREET CONSULTING LLC Articles of Organization were filed with the Secretary of State of New York (SSNY) on 10/10/2025. 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: ENTITY PROTECT REGISTERED AGENT SERVICES LLC, 447 BROADWAY 2ND FL. - #3000, NEW YORK, NY 10013. Purpose: For any lawful purpose.

**Glamroute LLC filed 8/28/24. Cty: Queens. SSNY desig. for process & shall mail to: 4314 157th St., 2nd Fl, Flushing, NY 11355. Purp: any lawful.**

Notice of Formation of IT STARTS HERE, LLC Articles of Organization were filed with the Secretary of State of New York (SSNY) on 07/02/2025. 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: THE LLC, 128-35 233RD ST., ROSEDALE, NY 11422. Purpose: For any lawful purpose.

File No.: 2022-3730/B **SUPPLEMENTAL CITATION** THE PEOPLE OF THE STATE OF NEW YORK BY THE GRACE OF GOD, FREE AND INDEPENDENT To: Jean Ellis, Estate of Rita Golub, Dori Appleman, Susan Cohn, Estate of Patricia Kabram, Karen Margol, Babette Spitler, Robert Stern, Paul Stern, Attorney General of the State of New York The unknown distributees, legatees, devisees, heirs at law and assignees of **VIDA BRENDER**, 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 Paul Wilson, 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 **VIDA BRENDER**, deceased, who at the time of death was a resident of 99-40 63rd Road, Apt. 1Y, Rego Park, NY 11374, 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 **VIDA BRENDER**, 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 15th day of January, 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 \$13,358.18 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 21st day of November, 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

## Real Estate

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## Legal Notices

SUPREME COURT COUNTY OF QUEENS. CITIMORTGAGE, INC., SUCCESSOR BY MERGER TO ABN AMRO MORTGAGE GROUP, INC., Plaintiff against MAURICE H. OPARAJI A/K/A MAURICE OPARAJI A/K/A MAURICE UD OPARAJI, ADA PATIENCE OPARAJI A/K/A ADA P. OPARAJI, et al Defendant(s). Pursuant to a Judgment of Foreclosure and Sale dated July 21, 2025 and entered on July 22, 2025, I, the undersigned Referee will sell at public auction at the Queens County Supreme Courthouse, 88-11 Sutphin Blvd., in Courtroom # 25, Jamaica, NY January 9, 2026 at 11:00 a.m. premises situate, lying and being in the Borough and County of Queens, City and State of New York, bounded and described as follows: BEGINNING at the corner formed by the intersection of the northerly side of 133rd Road with the easterly side of 245th Street; RUNNING THENCE northerly along the easterly side of 245th Street, 78.34 feet; THENCE southerly along a line forming an interior angle of 15 degrees 17 minutes 45 seconds with the easterly side of 245th Street, 26.19 feet; THENCE northeasterly along a line forming an interior angle of 274 degrees 52 minutes 35 seconds with the preceding course, 77.86 feet; THENCE southerly along a line forming an interior angle of 69 degrees 49 minutes 40 seconds with the preceding course, 79.91 feet to the northerly side of 133rd Road; THENCE westerly along the northerly side of 133rd Road, 80 feet to the point or place of BEGINNING. Block: 13209 Lot: 80 Said premises known as 245-11 133RD ROAD, ROSEDALE, NY 11422 Approximate amount of lien \$428,081.71 plus interest & costs. Premises will be sold subject to provisions of filed Judgment and Terms of Sale. 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 or the Mortgagee's attorney. Index Number 704318/2019. MONICA MORAN, ESQ., Referee David A. Gallo & Associates LLP Attorney(s) for Plaintiff 47 Hillside Avenue, 2nd Floor, Manhasset, NY 11030 File# 7613.70

## Legal Notices

On June 24, 2025, the Pennsylvania State Board of Massage Therapy ordered that Guilian Wang, license no. MSG014822, of Flushing, New York, be indefinitely suspended until she passes the MBLEx and her Virginia massage license is reinstated, because Wang had a license suspended, revoked, or refused or receiving other disciplinary action by the proper licensing authority of another jurisdiction

Notice of Formation of KAI NGERN KAI TONG LLC Articles of Organization were filed with the Secretary of State of New York (SSNY) on 11/11/2025. 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: PHAIPHAN SANGTIPPAWAN, 8206 34TH AVE. APT. 3D, JACKSON HEIGHTS, NY 11372. Purpose: For any lawful purpose.

P11 LLC, Arts. of Org. filed with the SSNY on 03/12/2004. 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, 11-11 44th Drive, Long Island City, NY 11101. Purpose: Any Lawful Purpose.

PATRICIA WILLIAMS CONSULTING FIRM LLC. Arts. of Org. filed with the SSNY on 12/04/25. 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, 24-41 31st Street, Astoria, NY 11102. Purpose: Any lawful purpose.

Notice of Formation of STUDIO 6517, LLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 10/24/2025. Office location: Queens County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: Chang Law Group PC, 3006 Northup Way, Ste. 100, Bellevue, WA 98004. Purpose: any lawful activities.

LANVS INVESTIGATIONS LLC, Arts. of Org. filed with the SSNY on 12/10/2025. 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, 215-10 112th Avenue, Queens Village, NY 11429. Purpose: Any Lawful Purpose.

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SUMMONS-SUPREME COURT OF THE STATE OF NEW YORK, COUNTY OF QUEENS – WILMINGTON SAVINGS FUND SOCIETY FSB D/B/A CHRISTIANA TRUST NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST, Plaintiff, -against- UNKNOWN HEIRS-AT-LAW, NEXT-OF-KIN, DISTRIBUTEES, EXECUTORS, ADMINISTRATORS, TRUSTEES, DEVISEES, LEGATEES, ASSIGNEES, LIENORS, CREDITORS, AND SUCCESSORS IN INTEREST, AND GENERALLY ALL PERSONS OR PARTIES HAVING OR CLAIMING, UNDER, BY OR THROUGH THE DECEDENTS CARIDAD MORRISON A/K/A CARIDAD MORRISON GREEN AND DAPHNEY JOHNSON, BY PURCHASE, INHERITANCE, LIEN OR OTHERWISE, ANY RIGHT TITLE OR INTEREST IN AND TO THE PREMISES DESCRIBED IN THE COMPLAINT HEREIN; MONICA STARKE, AND DOROTHY EDITH JOHNSON, AS HEIRS AND DISTRIBUTEES OF THE ESTATE OF DAPHNEY JOHNSON; DONOVAN JOHNSON, AS HEIR AND DISTRIBUTE OF THE ESTATE OF DAPHNEY JOHNSON, IF HE BE LIVING AND IF HE BE DEAD, THE UNKNOWN HEIRS-AT-LAW, NEXT-OF-KIN, DISTRIBUTEES, EXECUTORS, ADMINISTRATORS, TRUSTEES, DEVISEES, LEGATEES, ASSIGNEES, LIENORS, CREDITORS AND SUCCESSORS IN INTEREST AND GENERALLY ALL PERSONS AND PARTIES HAVING OR CLAIMING, UNDER, BY OR THROUGH DONOVAN JOHNSON AS HEIR AND DISTRIBUTE OF THE ESTATE OF DAPHNEY JOHNSON, BY PURCHASE, INHERITANCE, LIEN OR OTHERWISE, ANY RIGHT, TITLE OR INTEREST IN AND TO THE PREMISES DESCRIBED IN THE COMPLAINT HEREIN; SUZETTE WALKER, HYACINTH STERLING A/K/A MARIE STERLING AND FAYETTE LAWRENCE AKA SHARON BENNET, AS HEIRS OF THE ESTATE OF CARIDAD MORRISON A/K/A CARIDAD MORRISON GREEN; PUBLIC ADMINISTRATOR OF QUEENS COUNTY; ARROW FINANCIAL SERVICES LLC; MIDLAND FUNDING, LLC; CITIBANK, N.A.; NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE; NEW YORK CITY PARKING VIOLATIONS BUREAU; CRIMINAL COURT OF THE CITY OF NEW YORK; NEW YORK CITY TRANSIT ADJUDICATION; NEW YORK CITY ENVIRONMENTAL CONTROL BOARD; STATE OF NEW YORK; 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. 715095/2024 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 upon the Plaintiff's attorney within twenty (20) days after the service of this Summons, exclusive of the date of service or within thirty (30) days after the service is complete if this Summons is not personally delivered to you within the State of New York. If you fail to appear or answer, judgment will be taken against you by default for the relief demanded in the Complaint. That this Summons is being filed pursuant to an order of the court dated October 10, 2025. 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 (WILMINGTON SAVINGS FUND SOCIETY FSB D/B/A CHRISTIANA TRUST NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST) AND FILING THE ANSWER WITH THE COURT. The foregoing summons is served upon you by publication pursuant to an order of the Honorable Denise N. Johnson, J.S.C. Dated: October 10, 2025 Filed: October 15, 2025. The object of this action is to foreclose a mortgage and covering the premises known as 137-37 234th Street, Rosedale, NY 11422. Dated: July 22, 2024 Filed: July 23, 2024 Knuckles & Manfro, LLP, Attorney for Plaintiff, By: Jordan J. Manfro, Esq., 120 White Plains Road, Suite 215, Tarrytown, New York 10591 Phone: (914) 345-3020

Notice of Formation of THE LOTUS LANE LLC Articles of Organization were filed with the Secretary of State of New York (SSNY) on 06/01/2025. 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: JANAY ETHRIDGE, 17561 HILLSIDE AVENUE, SUITE 202 #1003, QUEENS, NY 11432. Purpose: For any lawful purpose.

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UNITED STATES DISTRICT COURT EASTERN DISTRICT OF NEW YORK WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2006-FR2 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-FR2, -against- DENARDO R. PITTER A/K/A DENARDO PITTER, ET AL. **NOTICE OF SALE** NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure and Sale of the United States District Court for the Eastern District of New York, filed in the office of the clerk on and entered with the Clerk on September 30, 2025, wherein WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2006-FR2 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-FR2 is the Plaintiff and DENARDO R. PITTER A/K/A DENARDO PITTER, 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 01/14/2026 at 11:00AM, premises known as 188-01 KEESEVILLE AVENUE, SAINT ALBANS, New York 11412; and the following tax map identification, -10427-49. **ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN THE COUNTY OF QUEENS, CITY AND STATE OF NEW YORK, 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.** Dated: Melissa Mohan, Esq. Court Appointed Referee