LEGAL NOTICES

Legal Notice # 139314
Notice of formation of ZAHIR ENTERPRISE LLC. Articles of Organization filed with the Secretary of State of New York SSNY on 02/13/2026 . Office located in Nassau . SSNY has been designated for service of process. SSNY shall mail copy of any process served against the LLC 31 Covert Ave, Unit 5161, Floral Park, NY 11001 . Purpose: any lawful purpose.

Legal Notice # 141074
Notice of formation of JACD LLC. Articles of Organization filed with the Secretary of State of New York SSNY on April 17, 2026 . Office located in Nassau . SSNY has been designated for service of process. SSNY shall mail copy of any process served against the LLC 992 Second Ave Franklin Square NY, 11010 . Purpose: any lawful purpose.

Legal Notice # 21932531
BETTERLIVINGLI LLC Articles of Org. filed NY Sec. of State (SSNY) 4/16/26. Office in Nassau Co. SSNY desig. agent of LLC whom process may be served. SSNY shall mail process to 698 South Ocean Ave., Freeport, NY 11520. Purpose: Any lawful purpose.

Legal Notice # 21933661
Notice of Formation of Limited Liability Company (LLC) Name: 435 E 9 St Holdings LLC Articles of Organization filed by the Department of State of New York on: 01/20/2026 Certificate of Amendment filed: 02/10/2026 amending name to 435 E 9 TSG LLC Office location: County of Nassau Purpose: Any and all lawful activities Secretary of State of New York (SSNY) is designated as agent of LLC upon whom process against it may be served. SSNY shall mail a copy of process to: The LLC 45 N Station Plaza, Suite 315 Great Neck, NY 11021.

Legal Notice # 21933817
WESTY SELF STORAGE
2400 Marcus Ave
Lake Success, NY 11042
Notice is hereby given that Westy Self Storage has a self-storage lien against the property and owned by: Storage #: Name: 03F48 Amy Monahan, 02F70 Dylan Clark, 03G03 Manuel Hurtado. All such properties will be sold unless the lien is satisfied. Such liens are claimed for occupancy charges, processing fees, cleaning and miscellaneous services of the total reasonable value agreed upon price now due and owing and that a detailed statement of such charges, services and storage with a statement of dates have been previously mailed to the said accounts by certified letters, the said accounts are further notified that if said balance is not paid the personal property above described will be sold by Absolute Auction & Realty on **June 2, 2026 at 10:00 am**; all as provided for by Section 182 of the Lien Law of the State of New York.

Legal Notice # 21933755
Lara Energy Advising LLC. Arts. of Org. filed with SSNY on 4/26/26. Office: Nassau Co. SSNY desig. as agnt. for process & shall mail to: 2 Nortema Ct, New Hyde Park, NY 11040. Pur-pose: Any lawful act.

Legal Notice # 141434
Notice of formation of RC Midwives LLC. Articles of Organization filed with the Secretary of State of New York SSNY on 05/07/26. Office located in Nassau County. SSNY has been designated for service of process. SSNY shall mail copy of any process served against the LLC to 43 Valley Greens Dr., Valley Stream, NY 11581. Purpose: any lawful purpose.

Legal Notice # 21932729
SUPREME COURT
STATE OF NEW YORK COUNTY OF NASSAU
CITIZENS BANK, N.A.,
SUMMONS WITH NOTICE
Index No. 619169/2025

Plaintiff,

-against-

TIFFANY A. IVEY, individually, as Trustee for the Josie Kirton Irrevocable Trust, and as administrator of the Estate of Josie Dee Kirton, late of the Village of Westbury, Town of North Hempstead, County of Nassau, State of New York; DIANICIA VALENCIA and GUY L. KIRTON as possible heirs and distributees of the Estate of Josie Dee Kirton, late of the Village of Westbury, Town of North Hempstead, County of Nassau, State of New York; PEOPLE OF THE STATE OF NEW YORK; UNITED STATES OF AMERICA; ISLAND PROPERTY TAX REDUCTION SERVICE INC.; and John Doe

Defendants.

TO GUY L. KIRTON as possible heir and distributee of the Estate of Josie Dee Kirton, late of the Village of Westbury, Town of North Hempstead, County of Nassau, State of New York: **YOU ARE HEREBY SUMMONED** and required to serve upon plaintiff's attorneys an answer to the complaint in this action within **twenty (20)** days after the service of this summons, exclusive of the day of service, or within thirty (30) days after service is complete if the summons is not personally served upon you within the State of New York. The United States, if designated a defendant on this action, may appear or answer within **sixty (60)** days of service. In case of your failure to answer, judgment will be taken against you for the relief demanded in the complaint. The basis of the venue designated is that the mortgaged property is located in Nassau County.

TO: **GUY L. KIRTON** as possible heir and distributee of the Estate of Josie Dee Kirton, late of the Village of Westbury, Town of North Hempstead, County of Nassau, State of New York:

The foregoing summons is served upon you by publication pursuant to an Order of the Hon. Jeffrey A. Goodstein, Acting Justice of the Supreme Court of the State of New York, dated the 11th day of April, 2026, and filed with the complaint and other papers in the Office of the Clerk of Nassau County.

This is an action for foreclosure of a mortgage made by Josie Dee Kirton (now deceased) to Citizens Bank, N.A., in the original amount of $440,000.00 with interest, dated July 23, 2020, recorded August 6, 2020 in the Nassau County Clerk's Office in Book M44434, page 222. The relief sought is the foreclosure of the mortgage lien and the public sale of the mortgaged premises and in case of your failure to appear, judgment may be taken against you extinguishing any interest or judgment lien you may have in the mortgaged premises. The premises indexed in this action are described and commonly known as 520 Queen Street, Village of Westbury, Town of North Hempstead, County of Nassau, State of New York 11590 (SBL#: 10-327-7). A copy of the full legal description can be obtained by contacting counsel below.

Dated: April 17, 2026
Albany, New York

COOPER ERVING & SAVAGE LLP
Matthew E. Minniefield, Esq.
Attorneys for Plaintiff
20 Corporate Woods Blvd.,
Suite 501 Albany, New York 12211
(518) 449-3900
mminniefield@coopererving.com

Legal Notice # 21930467
Notice of Formation of 171 GRAND LONG BEACH, LLC. Arts of Org. filed with Secy of State of NY (SSNY) on 3/02/2026. Office Location: Nassau County SSNY designated as agent upon whom process may be served shall mail copy of process against LLC to: 3 Store Hill Rd., Old Westbury, NY 11568. Purpose: any lawful act.

Legal Notice # 21933470
SUPREME COURT OF THE STATE OF NEW YORK, COUNTY OF NASSAU – NATCHA GAZEMAR, Plaintiff, against WILSON MATHIEU, Defendant. Index No. 25-200399. To Defendant WILSON MATHIEU: This is an action for divorce (dissolution of marriage). Plaintiff seeks a judgment of divorce together with such other and further relief as the Court deems just and proper. You are hereby notified that this action has been commenced against you in the Supreme Court, Nassau County.

Legal Notice # 139535
Notice of Formation of Aviara Homecare NY LLC. Arts of Org. filed with New York Secy of State (SSNY) on 3/25/26. Office location: Nassau County. SSNY is designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 45 Harborview W., Lawrence, NY 11559. Purpose: any lawful activity.

Legal Notice # 21933030
JERICHO NEPHROLOGY, PLLC Articles of Org. filed NY Sec. of State (SSNY) 4/8/26. Office in Nassau Co. SSNY desig. agent of LLC whom process may be served. SSNY shall mail process to 14 Tioga Dr., Jericho, NY 11753, which is also the principal business location. Purpose: To practice Medicine.

Legal Notice # 21933658
Notice of Formation of Limited Liability Company (LLC) Name: 94 Ave C LLC. Articles of Organization filed by the Department of State of New York on: 02/26/2026. Office location: County of Nassau. Purpose: Any and all lawful activities. Secretary of State of New York (SSNY) is designated as agent of LLC upon whom process against it may be served. SSNY shall mail a copy of process to: The LLC 45 N Station Plaza, Suite 315 Great Neck, NY 11021.

Legal Notice # 139536
Notice of Formation of DSSSML LLC. Arts of Org. filed with New York Secy of State (SSNY) on 3/19/26. Office location: Nassau County. SSNY is designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 44 Newfield Ct, Stamford, CT 06905. Purpose: any lawful activity.

Legal Notice # 21934174
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing pursuant to Section 859-a of the General Municipal Law, as amended, will be held by the Nassau County Industrial Development Agency (the "Agency") on the 26th day of May, 2026, at 11:30 a.m., local time, at Village Hall, 155 Washington Avenue, Village of Mineola, Town of North Hempstead, Nassau County, New York, with respect to the following project:

HARRISON AVENUE, MINEOLA LLC, a limited liability company organized and existing under the laws of the State of New York, on behalf of itself and/or the principals of Harrison Avenue, Mineola LLC and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the "Applicant"), has presented an application for financial assistance (the "Application") to the Agency, which Application requests that the Agency consider undertaking a project (the "Project") consisting of the following: (A)(1) the acquisition of an interest in an approximately 0.45 acre parcel of land located at 218, 222 and 228 Harrison Avenue, Village of Mineola, Town of North Hempstead, Nassau County, New York (Section: 9; Block: 404; Lots: 5, 807-811) (the "Land"), (2) the construction of a four-story, approximately 74,906 square foot building (the "Building"), including underground parking and related improvements to the Land, and (3) the acquisition of certain furniture, fixtures, machinery, equipment and building materials (the "Equipment") necessary for the completion thereof (collectively, the "Project Facility"), all of the foregoing for use by the Applicant as a multifamily residential rental facility consisting of approximately forty-two (42) residential rental units, at least nine (9) of which units shall be affordable housing units; (B) the granting of certain "financial assistance" (within the meaning of Section 854(14) of the General Municipal Law) with respect to the foregoing in the form of potential exemptions or partial exemptions from real property taxes, sales and use taxes and mortgage recording taxes (collectively, the "Financial Assistance"); and (C) the lease (with an obligation to purchase), license or sale of the Project Facility to the Applicant or such other entity(ies) as may be designated by the Applicant and agreed upon by the Agency.

The Project Facility would be initially owned, operated and/or managed by the Applicant or such other entity as may be designated by the Applicant and agreed upon by the Agency (the Applicant or such other entity, collectively, the "Company").

The Company would receive the Financial Assistance from the Agency in the form of potential exemptions or partial exemptions from real property taxes, sales and use taxes and mortgage recording taxes.

A representative of the Agency will at the above-stated time and place hear and accept comments from all persons with views with respect to the Project. Interested parties may present their views both orally and in writing with respect to the Project.

Subject to applicable law, copies of the Application, which includes a description of the anticipated costs and benefits of the Project, are available for review by the public during business hours at the offices of the Agency at One West Street, 4th floor, Mineola, New York (from 9:00 a.m. to 5:00 p.m. Monday through Friday). The Application is also posted on the Agency's website at https://nassauida.org/projects-documents, under Applications.

The Agency also encourages all interested parties to submit written comments to the Agency (for receipt by the Agency no later than May 28, 2026 at 4:00 p.m.), which will be included within the public hearing record. Any written comments may be sent to Nassau County Industrial Development Agency, One West Street, 4th floor, Mineola, NY 11501, Attn: Administrative Director, and/or via e-mail to info@nassauida.org.

The public hearing will be streamed on the Agency's website in real-time and a recording of the public hearing will be posted on the Agency's website, all in accordance with Section 857 of the New York General Municipal Law, as amended.

Dated: May 11, 2026

NASSAU COUNTY INDUSTRIAL DEVELOPMENT AGENCY
By: Sheldon L. Shrenkel
CEO/Executive Director

Legal Notice # 21932577
NOTICE OF SALE
EASTERN DISTRICT OF NEW YORK (ISLIP)
Blue Castle (Cayman) LTD.; Plaintiff v. David Jones, et al; Defendants
Attorneys for Plaintiff: Hasbani & Light, P.C., 450 7th Ave, Suite 1901, New York, NY 10123; (212) 643-6677,
Pursuant to judgment of foreclosure and sale granted herein on 01/07/2026, I will sell at Public Auction to the highest bidder in EDNY-Islip, 100 Federal Plaza, Central Islip, NY 11722. On May 27, 2026, at 10:30 AM,
Premises known as 4 Cedar Street, Massapequa, NY 11758 and identified on the Nassau County Tax Map as Section: 57 Block: 182 Lots 1,2 and 236.
All that certain plot, piece or parcel of land, situate, lying and being in the County of Nassau, City and State of New York.
As more particularly described in the judgment of foreclosure and sale.
Sold subject to all the terms and conditions contained in said judgment and terms of sale. Approximate amount of judgment: $990,524.11 plus interest and costs.
Docket Number: 25-cv-00152-ncm-st Janine T. Lynam, Esq., Referee

Legal Notice # 21933819
WESTY SELF STORAGE
2400 Marcus Ave
Lake Success, NY 11042
Notice is hereby given that Westy Self Storage has a self-storage lien against the property and owned by: Storage #: Name: 02A31 Ethel Matin, 02A70 Ethel Matin, 01B15 Hank Tucker 01B19 Hank Tucker, 01B17 Joanne Tworkowski 01C03 Joanne Tworkowski, 01C06 Joanne Tworkowski 02A78 Matthew Edell, 02B31 Patricia A Mohr, CC058 Ronald Worrell, CD099 Ronald Worrell, CC004 William Wagner. All such properties will be sold unless the lien is satisfied. Such liens are claimed for occupancy charges, processing fees, cleaning and miscellaneous services of the total reasonable value agreed upon price now due and owing and that a detailed statement of such charges, services and storage with a statement of dates have been previously mailed to the said accounts by certified letters, the said accounts are further notified that if said balance is not paid the personal property above described will be sold by Absolute Auction & Realty on **June 2, 2026 at 11:45 pm**; all as provided for by Section 182 of the Lien Law of the State of New York.

Legal Notice # 21934175
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing pursuant to Section 859-a of the General Municipal Law, as amended, will be held by the Nassau County Industrial Development Agency (the "Agency") on the 26th day of May, 2026, at 10:00 a.m., local time, at Nassau County Executive & Legislative Building, Ceremonial Chambers, 1550 Franklin Avenue, Mineola, Town of Hempstead, Nassau County, New York, with respect to the following project:

975 STEWART, LLC, a limited liability company organized and existing under the laws of the State of New York, on behalf of itself and/or the principals of 975 Stewart, LLC and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the "Applicant"), has presented an application for financial assistance (the "Application") to the Agency, which Application requests that the Agency consider undertaking a project (the "Project") consisting of the following: (A)(1) the acquisition of an interest in an approximately 2 acre parcel of land located at 975 Stewart Avenue, Garden City, Town of Hempstead, Nassau County, New York (Section: 44; Block: 074; Lots: 18 & 19) (the "Land"), (2) the renovation of an approximately 30,085 square foot building on the Land (the "Building"), together with related improvements to the Land, and (3) the acquisition of certain furniture, fixtures, machinery, equipment and building materials (the "Equipment") necessary for the completion thereof (collectively, the "Project Facility"), all of the foregoing for use by New York Veterinary Center, PLLC, an affiliate of the Applicant (the "Operator"), as a state-of-the-art veterinary teaching and training facility; (B) the granting of certain "financial assistance" (within the meaning of Section 854(14) of the General Municipal Law) with respect to the foregoing in the form of potential exemptions or partial exemptions from real property taxes, sales and use taxes and mortgage recording taxes (collectively, the "Financial Assistance"); and (C) the lease (with an obligation to purchase), license or sale of the Project Facility to the Applicant or such other entity(ies) as may be designated by the Applicant and agreed upon by the Agency; and (D) the sublease of the Project Facility by the Applicant to the Operator or such other entity(ies) as may be designated by the Applicant and agreed upon by the Agency.

The Project Facility would be initially owned, operated and/or managed by the Applicant or such other entity as may be designated by the Applicant and agreed upon by the Agency (the Applicant or such other entity, collectively, the "Company").

The Company would receive the Financial Assistance from the Agency in the form of potential exemptions or partial exemptions from real property taxes, sales and use taxes and mortgage recording taxes.

A representative of the Agency will at the above-stated time and place hear and accept comments from all persons with views with respect to the Project and/or the Financial Assistance. Interested parties may present their views both orally and in writing with respect to the Project and/or the Financial Assistance.

Subject to applicable law, copies of the Application, which includes a description of the anticipated costs and benefits of the Project, are available for review by the public during business hours at the offices of the Agency at One West Street, 4th floor, Mineola, New York (from 9:00 a.m. to 5:00 p.m. Monday through Friday). The Application is also posted on the Agency's website at https://nassauida.org/projects-documents, under Applications.

The Agency also encourages all interested parties to submit written comments to the Agency (for receipt by the Agency no later than May 28, 2026 at 4:00 p.m.), which will be included within the public hearing record. Any written comments may be sent to Nassau County Industrial Development Agency, One West Street, 4th floor, Mineola, NY 11501, Attn: Administrative Director, and/or via e-mail to info@nassauida.org.

The public hearing will be streamed on the Agency's website in real-time and a recording of the public hearing will be posted on the Agency's website, all in accordance with Section 857 of the New York General Municipal Law, as amended.

Dated: May 11, 2026

NASSAU COUNTY INDUSTRIAL DEVELOPMENT AGENCY
By: Sheldon L. Shrenkel
CEO/Executive Director

Legal Notice # 21934225
Public notice is hereby given that SEALED PROPOSALS for:
NASSAU BOARD OF COOPERATIVE EDUCATIONAL SERVICES (BOCES)
ADVANCED MANUFACTURING AND ROBOTICS LAB AT JOSEPH M. BARRY CAREER & TECHNICAL EDUCATION CENTER-REBID
Nassau BOCES Bid#: 26/27-033
Contract EC – Electrical Construction

Will be received until **12:00p.m.**, prevailing time on **June 4, 2026**, at the Nassau BOCES George Farber Administrative Center: Purchasing Office, located at **71 Clinton Road, Garden City, New York 11530**. The opening will be a public bid opening at the address above where all bids received will be publicly opened and read aloud.

Beginning on **May 11, 2026** complete digital sets of Bidding Documents, Drawings and Specifications, may be obtained online as downloaded for **One Hundred and 00 cents ($100.00)** at the following website: https://bbs.biddyhq.com. Complete, hard copy, sets of Bidding Documents, Drawings and Specifications, may only be obtained through the Office of Biddy c/o Lohrius Blueprint, 226 Newtown Road, Plainview, New York 11803, Tel: 1-516-465-2880 upon depositing the sum **One Hundred Dollars ($100.00)** in the form of **certified check or money order shall be made payable to, NASSAU BOCES** for each set furnished. All bid addenda will be transmitted to registered plan holders via email and will be available at the above referenced website. Any bidder requiring documents to be shipped shall make arrangements with the printer and pay for all packaging and shipping costs. Plan holders who have obtained hard copies of the bid documents will need to make the determination if hard copies of the addenda are required for their use, and coordinate directly with the printer for hard copies of addenda to be issued. The bid deposit for hard copies will be returned upon receipt of plans and specifications, in good condition, within thirty (30) days after bid date, except for the lowest responsible bidder, whose check will be forfeited upon award of the contract. Non-bidders shall receive partial reimbursement, in an amount equal to the amount of the deposit, less actual cost of reproduction of documents if the set is returned in good condition within thirty (30) days following the award of the contract or rejection of the bids covered by such plans and specifications. Any person or corporation proposing to submit a bid must take out a minimum of one (1) set of plans and specifications. Bids must be made in the standard proposal form in the manner designated therein and as required by the specifications that must be enclosed in sealed envelopes bearing the name of the job and name and address of the bidder on the outside, addressed to: **NASSAU BOCES** and clearly marked on the outside: **Bid# 26/27-033**. Bids must be received by Nassau BOCES prior to the time indicated for bid opening. Bidders wishing to mail their bids may send it to the address listed above. Nassau BOCES is not responsible for bids opened prior to the bid opening if bid number and opening date do not appear on the envelope. Bids opened prior to date and time indicated are invalid. The bidder assumes the risk of any delay in the mail, or in the handling of the mail by employees of Nassau BOCES, as well as of improper hand delivery. Each bidder must deposit with its sealed bid, a Bid Bond or certified check made payable to NASSAU BOCES, in an amount equal to ten percent (10%) of the total amount of the bid.

No bidder shall withdraw their Bid within 45 days after the formal opening thereof, except as permitted in accordance with General Municipal Law § 103(11).

It is Nassau BOCES' intention to award the contract to the lowest responsible bidder in compliance with specifications, providing the required security who, can meet the experience, technical and budget requirements and has references and responses from references that are deemed acceptable by Nassau BOCES. By submitting a bid, the Bidder consents to any such schedule modification and further acknowledges and agrees that there shall be no additional compensation for schedule modifications caused directly or indirectly by such restrictions. The Bidder further acknowledges and agrees that the sole remedy for any schedule modifications or delays caused directly or indirectly by such restrictions shall be an extension of time, to be determined in the sole discretion of the Owner.

By Order of: The Board of Cooperative Educational Services of Nassau County
Junco Kennedy
Assistant Purchasing Agent

Legal Notice # 21933945
INVITATION TO BIDDERS
TOWN OF ISLIP AFFORDABLE HOUSING CORP.

PUBLIC NOTICE: is hereby given for sealed bids for: **Multi-Site Solar Panel Installation at Ockers Gardens, Penataquit Village and Allyn P. Robinson Village.** Bids will be received by the Town of Islip Affordable Housing Corp., on **Thursday, May 28, 2026 at 10:30 A.M.** prevailing time in the **Administration Office, 963 Montauk Highway, Oakdale, NY 11769,** and at said time and place publicly opened and read aloud.

The Contract Documents may be examined at the **Town of Islip Housing Authority's Administration Office, 963 Montauk Highway, Oakdale, NY 11769 (631) 589-7100** between **9:00 A.M. and 4:00 P.M. Monday through Friday** beginning on **Tuesday, May 12, 2026** and may be obtained upon a **deposit of One Hundred ($100.00) Dollars** for each complete set. **Checks for deposits shall be made payable to the OWNER, "Town of Islip Affordable Housing Corp"** and may be uncertified. The bid deposit will be returned upon receipt of plans and specifications, in good condition, within thirty days after bid date, except for the lowest responsible bidder, whose check will be forfeited upon the award of the contract.

The Contract will be awarded to the lowest responsible bidder(s) or the proposals will be rejected within 45 days of the date of opening proposals.

Bids shall be subject, however, to the discretionary right reserved by the Owner to waive any informalities in, accept or reject any alternatives, reject any proposals and to advertise for new proposals, if in its opinion the best interest of the Owner will thereby be promoted.

Consistent with federal mandates, bids are solicited from any and all parties including but not limited to minority businesses and enterprises operated and conducted by women. Bidders will be required to sign and submit, with their bid, the non-collusive bidding certificate.

Each bidder may not withdraw his bid within 45 days after the formal opening thereof. A bidder may withdraw his bid only in writing and prior to the bid opening date.

A non-mandatory pre-bid conference is scheduled for Wednesday, May 20, 2026 at 10:30 a.m. in the conference room located at the administration office at Ockers Gardens, 963 Montauk Highway, Oakdale, NY 11769.

BY ORDER OF THE:
BOARD OF THE
TOWN OF ISLIP AFFORDABLE HOUSING CORP.
Dated: May 5, 2026