Announcements

- Lost/Found
- Personals
- Ticket brokers
- Professional Services
- Legal Services

LIQUOR LICENSES

Legal Notice # 21941418
Notice is hereby given that License Application ID NA-0240-26-103230 for Restaurant Wine has been applied for by the undersigned to sell Beer & Wine at retail in a restaurant, under the Alcoholic Beverage Control law at 41-22 162nd Street, Flushing, NY 11354, for On-premises consumption. Haeundae BBQ Inc.

LEGAL NOTICES

Legal Notice # 21939024
Notice of formation of Eat Offbeat Shawarma & Co., LLC. Articles of Organization filed with the Secretary of State of New York SSNY on 2/27/26. Office located in Nassau. SSNY has been designated for service of process. SSNY shall mail copy of any process served against the LLC to 48 Pleasant Avenue, Port Washington, NY 11050. Purpose: any lawful purpose.

Legal Notice # 21939756
NOTICE OF SALE
SUPREME COURT COUNTY OF QUEENS, WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF STARWOOD MORTGAGE RESIDENTIAL TRUST 2021-4, Plaintiff, vs. TRIBECA DEVELOPMENT GROUP NYC LLC, ET AL., Defendant(s).
Pursuant to a Judgment of Foreclosure and Sale duly entered on November 25, 2024, 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, NY 11435 on August 28, 2026 at 10:00 a.m., premises known as 86-43 102 Avenue, Ozone Park a/k/a Woodhaven, NY 11416. 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 9087 and Lot 22. Approximate amount of judgment is $885,403.60 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #708367/2023.
Joseph F. DeFelice, Esq., Referee
Friedman Vartolo LLP, 85 Broad Street, Suite 501, New York, New York 10004, Attorneys for Plaintiff. Firm File No.: 251290-1

Legal Notice # 21941048
Notice of Formation of Top Apex Realty LLC. Articles of Organization filed with the Secretary of State of New York SSNY on July 31 2026 Office located in Queens. SSNY has been designated for service of process. SSNY shall mail copy of any process served against the LLC at: 12-55 152nd St Whitestone, NY 11357. The limited liability company shall defend, indemnify and hold harmless all members, managers, and former members and managers to the fullest extent permitted by law. Purpose: Any lawful purpose.

LEGAL NOTICES

Legal Notice # 21939098
NOTICE OF SALE
SUPREME COURT COUNTY OF QUEENS, CITIMORTGAGE, INC., Plaintiff, vs. NIRMALA RAMCHARAN, ET AL., Defendant (s).
Pursuant to a Judgment of Foreclosure and Sale duly entered on April 17, 2026 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 August 21, 2026 at 10:00 AM, premises known as 11632 139TH STREET, JAMAICA, NY 11436. 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 of Queens, City and State of New York, Block: 11996, Lot: 118. Approximate amount of judgment is $70,665.37 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index # 716093/2023.
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 Queens County Foreclosure Auction Rules, which 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)
JOSEPH FRANK DEFELICE, Esq., Referee
Halliday, Watkins & Mann, P.C., 6851 Jericho Turnpike, Suite 185, Syosset, New York 11791, Attorneys for Plaintiff

Legal Notice # 21940518
MCD4ESQ LLC Filed 4/7/26 Office: Nassau Co. SSNY designated as agent for process & shall mail to: 20 Spinning Wheel Rd, Apt 2A, Massapequa, NY 11758 Purpose: all lawful

Legal Notice # 21941248
NOTICE OF SALE
SUPREME COURT COUNTY OF QUEENS, STORMFIELD REAL ESTATE INCOME OFFSHORE FUND, LTD., Plaintiff, vs. 4204 111TH STREET QUEENS LLC, ET AL., Defendant(s).
Pursuant to a Judgment of Foreclosure and Sale duly entered on February 26, 2026, I, the undersigned Referee will sell at public auction at the Queens County Supreme Courthouse, on the second floor in Courtroom 25, 88-11 Sutphin Boulevard, Jamaica, NY 11435 on September 11, 2026 at 10:00 a.m., premises known as 42-04 111th Street, Corona, NY 11368. 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 1998 and Lot 27, as well as all personal property of Defendant as identified in that certain Mortgage and Security Agreement, dated as of January 4, 2023, and recorded on January 10, 2023 as CRFN 2023000009368, and excluding any funds held by Plaintiff in any reserve, escrow, or suspense fund, and excluding any funds held by Plaintiff in any cash management account. Approximate amount of judgment is $362,584.38 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index # 717388/2025.
Joseph F. DeFelice, Esq., Referee
Polsinelli PC, Aaron P. Davis, Esq., 600 Third Avenue, 42nd Floor, New York, New York 10016, Attorneys for Plaintiff

Legal Notice # 21939002
38-01 20 Road LLC. Arts. of Org. filed with the SSNY on 03/05/20. 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, 30-11 30th Avenue, Astoria, NY 11102. Purpose: Any lawful purpose.

Legal Notice # 21941740
INC. VILLAGE OF MANOR HAVEN PLANNING BOARD HEARING
PLEASE TAKE NOTICE public hearings will be held by the Planning Board of the Village of Manorhaven on **Tuesday September 1, 2026, at 6:30 p.m.** at the Village Hall, 33 Manorhaven Boulevard, Port Washington, New York 11050, for the following applications, and such other matters that may come before the Board.
PB12-2026 — Application of MF300-04 East 81st LLC— owner of premises known as 166 Shore Road, Port Washington, New York, known on the Nassau County Land and Tax Map as Section 4, Block H, Lot 29, for the site plan approval of a facade renovation.
PB13-2026 — Application of Strathmore Developers Group LLC— owner of premises known as 24 Hickory Road, Port Washington, New York, known on the Nassau County Land and Tax Map as Section 4, Block 67, Lot 32,33, for the site plan approval of new two-family home.
PLEASE TAKE FURTHER NOTICE: These meetings are open to the public. All those wishing to attend are invited to do so. Persons in need of special assistance should notify the Deputy Clerk-Treasurer in sufficient time to permit arrangements to be made to enable such persons to participate.
Dated: August 5, 2026
Manorhaven, New York
BY ORDER OF THE PLANNING BOARD OF THE VILLAGE OF MANOR HAVEN
ALEX KOVACEVIC, DEPUTY CLERK-TREASURER

Legal Notice # 145221
A LA BOUTIQUE DU COIN LLC, Arts. of Org. filed with the SSNY on 07/14/2026. Office located in 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, 218-06 Peck Ave, Hollis Hills, NY 11427. Purpose: any lawful purpose.

Legal Notice # 21941744
PUBLIC HEARING NOTICE INCORPORATED VILLAGE OF BAYVILLE ZONING BOARD OF APPEALS
NOTICE IS HEREBY GIVEN that the Zoning Board of Appeals of the Incorporated Village of Bayville will hold a public hearing at the Village Hall, 34 School Street, Bayville, New York 11709 on Wednesday, September 23, 2026, at 6:35 p.m. to consider the following:
#Z-14-26, Premises at 16 Valley Road, Application of J.R. Schleicher
Application of James R. Schleicher of 12 Shorewood Dr. Bayville, NY to appeal the determinations of the Building Inspector of the Village of Bayville pertaining to premises located at 16 Valley Road, Bayville, NY as set forth in correspondence dated and filed on July 20, 2026, that "no further action" be taken regarding:
Appellant's claim that there is a violation of Village Code Section 27-23A regarding floodplain management permits and certificates of compliance; and
Appellant's claim that there is a violation of Village Code Section 63A-6 regarding connections to storm sewers.
This property under consideration is known on the Land and Tax Maps of Nassau County as Section 29, Block 12, Lots 59-62. It is located in the Village's Residence C zoning district.
BY ORDER OF THE ZONING BOARD OF APPEALS
Maria Alfano-Hardy, Village Clerk-Treasurer
August 12, 2026

Legal Notice # 21940853
SUMMONS Supreme Court of New York, Nassau County. Gitsit Solutions, Llc, Not In Its Individual Capacity But Solely In Its Capacity As Separate Trustee Of GITSIT Mortgage Loan Trust BBPLC1 , Plaintiff -against- Unknown Heirs Of The Estate Of Theresa Casatelli, Frank Casatelli Jr. a/k/a Francis Patrick Casatelli, as Heir and Distributee of the Estate of Theresa Casatelli, Annette Casatelli As Heir And Distributee Of The Estate Of Theresa Casatelli, Michael Casatelli a/k/a Michael F. Casatelli, as Heir and Distributee of the Estate of Theresa Ca-satelli, Charles Casatelli a/k/a Charles R. Casatelli, as Heir and Distributee of the Estate of Theresa Casatelli, Mary Casatelli As Heir And Distributee Of The Estate Of Theresa Casatelli, Cavalry Spv I, Llc, a/a/o Citibank, N.A., Maidenbaum & Sternberg, Llp f/k/a Rosenfeld & Maindenbaum, LLP, People Of The State Of New York, Cavalry Spv I, Llc, New York State De-partment Of Taxation And Finance, United States Of America (Eastern District) o/b/o Internal Revenue Service, John Doe And Jane Doe, Defendants Index No. 601945/2025. Mortgaged Premises: 121 Commonwealth Street, Franklin Square, NY 11010 Section: 35 Block: 183 Lot: 101 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 de-fault 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 home equity conversion mortgage to secure $652,500.00 and interest, recorded in the Nassau County Clerk's Office on December 1, 2009, in Liber Book M 34392, on Page 43, covering the premises known as 121 Commonwealth Street, Franklin Square, NY 11010. 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 Nassau County 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.

Legal Notice # 21939059
Notice of Formation of Huntington KRE LLC. Articles of Organization filed with the Secretary of State of New York (SSNY) on 07/14/2025. Office location: Suffolk 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: c/o Corporation Service Company, 80 State Street, Albany, NY 12207-2543, the registered agent so designated by the LLC upon whom process may also be served. Purpose: any lawful act or activity.

Legal Notice # 21939515
IZZYB REAL ESTATE LLC. Filed with SSNY on 06/10/2026. Office: Suffolk County. SSNY designated as agent for process & shall mail to: 59 PLEASANTVIEW DR., CENTRAL ISLIP, NY 11722. Purpose: Any Lawful

Legal Notice # 21940961
Public Lien Auction Held 8/20/2026 Fifth Avenue Self Storage, 1614 Fifth Avenue Bay Shore, NY 11706, 631-665-3335. Public Lien Auction Held online: #24 W. Bresalier, #27 W. Bresalier, #37 N. Lopez, #53 E. Wimbush, # 102 W. Bresalier, #120 K. Garces, #121 G. Munoz, #137 R. Ward, #262 S. Garibello, #266 J. Kauderer, #267 J. Kauderer, #306 J. Kauderer, #312 W. Bresalier, #321 A. Bhattann, #322 N. Medina

Legal Notice # 144742
Notice of formation of Driftwood House LLC. Articles of Organization filed with the Secretary of State of New York SSNY on 6/26/2026. Office located in Nassau. SSNY has been designated for service of process. SSNY shall mail copy of any process served against the LLC 23 Driftwood Drive, Port Washington, NY 11050. Purpose: any lawful purpose.

Legal Notice # 21938934
Notice of formation of Aedis Engineering, PLLC. Articles of Organization filed with the Secretary of State of New York (SSNY) on 6/17/2026. Office location: Queens County. SSNY is designated as agent of the PLLC upon whom process against it may be served. SSNY shall mail a copy of any process to 447 Broadway, 2nd Floor #1674, New York, NY, 10013, USA. Purpose: Professional Engineering.

NOTICE OF FORMATION OF LIMITED LIABILITY COMPANY NAME: 1756 BUSHWICK, LLC. Articles of Organization were filed with the Secretary of State of New York (SSNY) on 06/17/2026, 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 the process to the LLC, 23-66 35'h Street, Astoria, NY, 11105. Purpose: For any lawful purpose.

Legal Notice # 21941769
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 25th day of August, 2026, at 12:00 p.m., local time, at Village Hall, 1200 Old Northern Boulevard, Village of Roslyn, Town of North Hempstead, Nassau County, New York, with respect to the following project:
WEST SHORE ROAD ROSLYN 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 West Shore Road Roslyn 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 2.22 acre parcel of land located on Shore Road, Village of Roslyn, Town of North Hempstead, Nassau County, New York (Section: 6; Block: 53; Lots: 1075 and 1076) (the "Land"), (2) the construction of a four-story, approximately 87,252 square foot building (the "Building") on 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 (40) residential rental units, at least six (6) 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(ies) as may be designated by the Applicant and agreed upon by the Agency (the Applicant or such other entity(ies), 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 August 27, 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: August 12, 2026
NASSAU COUNTY INDUSTRIAL DEVELOPMENT AGENCY
By: Sheldon L. Shrenkel
CEO/Executive Director

Legal Notice # 21939042
AESTHETICS BY KRISTIE LLC Articles of Org. filed NY Sec. of State (SSNY) 7/2/26. Office in Nassau Co. SSNY desig. agent of LLC whom process may be served. SSNY shall mail process to 65 Glen Cove Rd., Greenvale, NY 11548, which is also the principal business location. Purpose: Any lawful purpose.

Legal Notice # 21939313
NOTICE OF FORMATION OF ATAR LUXURY CAR RENTAL L.L.C. Articles of Organization filed with the Secretary of State of New York (SSNY) on 06/12/2026. Office location: Nassau County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 109 King Court, Elmont, NY, 11003, USA. Purpose: Any lawful activity.

Legal Notice # 21939051
YAELIE HOLDINGS LLC Articles of Org. filed NY Sec. of State (SSNY) 7/1/26. Office in Nassau Co. SSNY design. Agent of LLC upon whom process may be served. SSNY shall mail copy of process to The LLC 992 Dartmouth Ln Woodmere NY 11598. Purpose: Any lawful activity.

Legal Notice # 21939454
THE LAW OFFICE OF ROSE-MARIE L. ASHBAHIAN, PLLC. Arts. of Org. filed with the SSNY on 07/09/26. Office: Queens County. SSNY designated as agent of the PLLC upon whom process against it may be served. SSNY shall mail copy of process to the PLLC, 57 Cypress Street, Floral Park, NY 11001. Purpose: For the practice of the profession of Law.

Legal Notice # 21941770
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 25th day of August, 2026, at 10:00 a.m., local time, at Village Courtroom Trailer, 767 Middle Neck Road, Village of Great Neck, Town of North Hempstead, Nassau County, New York, with respect to the following project:
VILLADOM 2020 GROUP 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 Villadom 2020 Group LLC, BAY INVESTORS 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 Bay Investors LLC, BW EAST SHORE 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 BW East Shore LLC, GG EAST SHORE 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 GG East Shore LLC, JANO BUILDING 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 Jano Building LLC, NORWICH 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 Norwich LLC, and/or an entity(ies) formed or to be formed on behalf of any of the foregoing (collectively, the "Applicant"), have 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 2.93 acre parcel of land located at 263-267 East Shore Road, Village of Great Neck, Town of North Hempstead, Nassau County, New York (Section: 2; Block: 181; Lots:13 and 252) (the "Land"), (2) the construction of an approximately 160,000 square foot building (the "Building") on 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 sixty-four (64) residential rental units, at least eight (8) 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(ies) as may be designated by the Applicant and agreed upon by the Agency (the Applicant or such other entity(ies), 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 August 27, 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.
Members of the public are advised that persons with disabilities needing an accommodation to attend and participate in the public hearing in person should contact Colleen Pereira at 516-571-1946 or cpereira@nassauida.org at least forty-eight (48) hours in advance of the public hearing.
Dated: August 12, 2026
NASSAU COUNTY INDUSTRIAL DEVELOPMENT AGENCY
By: Sheldon L. Shrenkel
CEO/Executive Director