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Members of the Bay Shore Lions Club, including Suffolk County Legis. Steve Flotteron and Joseph Fiorillo, were delighted by the massive turnout at the 14th annual Taste for Sight event. IB/Grace Mercurio



Indulging in the South Shore's finest flavors for charity

Taste for Sight event puts the 'fun' in fundraiser

BY GRACE MERCURIO

With hundreds of patrons tasting their way through Captain Bill's, it was clear that the Bay Shore Lions Club 14th annual Taste for Sight event was a delicious success. From 3 to 6 p.m. on Saturday, Jan. 3, over 30 South Shore restaurants, Long Island wineries, and microbreweries catered their best dishes and drinks at one of the Bay Shore Lions Club's largest fundraisers of the year.

The 1.3 million members of the international Lions organization answer the needs that challenge their individual communities in autonomous clubs across the U.S. and the world.

"I grew up in Pennsylvania, and my father was actually a Lion. He was heavily involved with the Lions, and I grew up seeing all the good he was doing in the community and all the events firsthand," said Tim Kelchner, president of the Bay Shore Lions Club and member for the

See LIONS CLUB on page 8

Residents say 'Enough is enough' at Bay Shore Chamber of Commerce meeting

Opposition toward long-standing Bay Shore parking meter system

BY GRACE MERCURIO

When you slide quarters into a parking meter in Bay Shore, are you aware that the hamlet harbors the only parking

meters within the Town of Islip? Bay Shore residents and business owners are.

Originally a pilot program, the parking meter system was implemented in Bay Shore in 2016, and no other hamlet within Islip Town has adopted the program. At the January 30 Bay Shore Chamber of Commerce meeting held at the Bay Shore-Brightwaters Library, residents of Bay Shore and business

owners in the downtown area voiced their desire to have free parking stickers for all residents, expressed uncertainty about whether the money paid into meters directly benefits Bay Shore, and the fact that the burden of meters is placed entirely on their shoulders.

Prior to the implementation of meters, people were continuously parking in Bay Shore lots before departing from the nearby Fire Island Ferry Terminal

or busy LIRR station. Cars were often deserted for days at a time, taking away parking spots intended for diners and shoppers. As the bustling downtown area continues to grow and thrive, the meter system aims to mitigate parking.

"When I opened up the Nutty Irishman on Main Street in 2003, there were 3, maybe 4 restaurants. Currently, we have 31 sit down restaurants and bars on

See METERS on page 15



BRIGHTWATERS

Panel discusses art as a business PAGE 3

BAY SHORE

Black History Month presentation PAGE 6



# Top-quality surgical care is just around the corner.

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Source: Vizient Ambulatory Care Quality and Accountability Award; ranked #1 out of 62 participating networks.

# The Business of Art

## Four artists share their expertise at Brightwaters Art Council panel

BY GRACE MERCURIO

At the Brightwaters Art Council's Business of Art Panel Discussion, four talented artists shared their combined wisdom during a **BRIGHTWATERS** lively discussion of how to get started in the arts, monetize from your craft, utilize social media as a positive tool, and maintain an art-work-life balance.

The free event on Jan. 30 was held at the cozy Wohseepee Park Cabin in Brightwaters, which reinforced the intimate feel of the evening as the artists shared their knowledge and personal experiences.

### How did you make the transition to exhibiting and selling your work?

#### Hillary Broder

It just naturally happened. As far as sharing, social media has been a huge plus for me. Through art and social media, I have connected with so many awesome people all over the world, and just by sharing my own artwork I get a lot of great feedback and a lot of interest. So, it was really generated by the public; people asked for commissions. So, it came from just sharing authentically, like this is what I am working on. I love every single thing I do, and I feel like I put a part of myself in every piece I make, so getting to share that and get positive reactions is kind of amazing.

#### Holly Hunt

Truthfully, I never felt I could make

any money from my photography. One day I was offered a solo exhibition and I had three months to print, mat, frame, and curate a 32-piece show. It was at that exhibition that I sold my first photograph. I was so elated that someone loved my work enough to purchase something. That show and the ones that followed confirmed that I could become a working artist, and it also gave me the confidence I needed to continue what I loved to do.

#### Syd Glasser

I used to say there was no way I was going to become a teacher, but then I somehow decided I was going to become one. So, for me, it was never a transition; from Day One it was always trying to find that balance of how I can keep maintaining my studio practice when I have all these other plans. And with wanting to get my work in galleries, I was living in Brooklyn, and I was surrounded by other young artists that were just as hungry as I was. We were all trying to do the same thing, so the community all came together.

#### Lisa Di Stefano

I was selling a bit out of Earth'n Vessel. We have our gallery there, so my work is always for sale there. I live in Patchogue, which is a beautiful place for the arts, and the availability of supporting artists and their business is amazing. I also live at Artspace in town, which is a not-for-profit organization that builds affordable housing for artists. I have been there going on 13 years, and we have a large lobby community area that can also be used as a gallery for different types of events. I was able to put on an all-ceramic clay art gallery event, and we would do some vendor events there, so it kind of slowly just started to unfold where I could start selling my work, and then people would find me on my Instagram or Facebook page.

### Could you offer any advice or words of wisdom to someone who wanted to pursue art for a career, but was scared to do so?

#### Hillary Broder

Just try to focus on something that makes you happy. If you are inspired by other people, that's great, but try to make something through your own vision of what you can do and bring to the table. If you are honest and sincere, and enjoying yourself and passionate about it, you will see the fruits of your labor.

#### Holly Hunt

Never forget what you create as an artist changes the world and that no one else can do what you do. Allow yourself to be vulnerable, but never stop embracing your authenticity in all that you do. Place your soul into everything you create, and most importantly, never give up.

#### Syd Glasser

I just moved here from Brooklyn, and I had a pretty big artist community there. All the people that were really making it there made it their job to go to openings and find where the collectors and galleries are, follow that trail of where the money is and network into that. Do not lose sight of the fact that it is work—you have to put yourself out there, and do not be scared of it.

To anybody who is working full-time while still trying to pursue a career in art, sometimes we get taken away from being able to make things, and the way I would advise them to keep their flow going would be to go look at art, and keep noticing things differently. As long as you are always keeping it in your mind, everything you learn and see kind of processes back into your work in the long run.

### Where can your artwork be viewed/purchased?

#### Hillary Broder

Website: [hillarybroder.com](http://hillarybroder.com)  
Instagram: [hillary\\_broder](https://www.instagram.com/hillary_broder)  
Etsy: [www.etsy.com/shop/hillarybroder](http://www.etsy.com/shop/hillarybroder)

#### Holly Hunt

Website: [hollyhuntphotography.com](http://hollyhuntphotography.com)  
Instagram: [abandoned\\_beauties\\_by\\_HHP](https://www.instagram.com/abandoned_beauties_by_HHP)

#### Syd Glasser

Website: [sydglasser.com](http://sydglasser.com)  
Instagram: [sydglasser](https://www.instagram.com/sydglasser)

#### Lisa Di Stefano

Instagram and Facebook: [RootedMoonArtistry](https://www.instagram.com/RootedMoonArtistry)  
Purchases can also be made in person at Earth'n Vessel in Bay Shore

#### Lisa Di Stefano

It is definitely is scary, but I think the most important thing is reaching out and seeing what your community has to offer. There are so many art councils on Long Island that have those communities to support you on that journey of getting started. That is definitely a good component, to have a community to bounce ideas off of and be amongst like-minded individuals pushing you forward, and kind of holding you accountable, because I know we can get defeated. Community is really important to help you let go and get past the fear of what it is to get started.



Often depicting figures, horses, and landscapes, Syd Glasser's paintings and prints push the boundary between abstract and representation. Glasser utilizes her expertise daily as a full-time art teacher.

Photo courtesy of Syd Glasser



Fine artist, ceramicist, art educator, and manager of Earth'n Vessel Pottery studio, Lisa Di Stefano is known for her stunning pottery pieces and active participation in the Patchogue arts scene.

Photo courtesy of Lisa Di Stefano.



Photographer Holly Hunt's stunning images transport viewers to abandoned and historical places that they would not dare to venture into on their own. Inspired by her childhood and forgotten memories, Hunt's photography leaves viewers feeling both haunted and comforted by its nostalgic quality.

Photo courtesy of Holly Hunt



Hillary Broder specializes in both watercolor and felting, while also teaching art to students in kindergarten through fifth grade. Additionally, her love for nature inspired her to create and sell her own nontoxic, all-natural watercolor paints and ink, derived from pigments in botanicals.

Photo courtesy of Hillary Broder.



During the Brightwaters Art Council's Business of Art Panel Discussion, attendees were able to participate in a Q&A with the panelists.

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**PUBLISHED EVERY THURSDAY**

Advance Building  
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Patchogue, NY 11772  
Phone: (631) 475-1000 Fax: (631) 475-1565  
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\$38 per year in Suffolk County  
\$49 per year out of Suffolk County  
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Armed Forces: Same as above  
Foreign Countries: Rates upon request  
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**BACK ISSUES** cost \$1 per copy for the current month, and \$2 per copy for earlier issues.

**USPS No. 270-540**

Entered as periodical matter at the post office at Sayville, N.Y. 11782 under the act of March 3, 1879.

# Man arrested for stealing money during scam

## Police intercept \$20K during East Islip arrest

Suffolk County police arrested a Queens man for stealing thousands of dollars from two elderly people during a computer scam.

A 77-year-old Amityville man received an email, purportedly from the Geek Squad, reporting a charge of \$399. The victim called the phone number provided in the email to dispute the charge. The person who answered the call directed the victim to log into his bank account from his computer so the funds could be returned. Once the man logged on, the suspect gained access to the man's bank accounts and transferred \$40,000 from one of the man's accounts to the other, without the victim realizing what had been done. The representative on the phone convinced the man that the additional funds were transferred in error and the victim was to provide him with the cash. The suspect picked up \$20,000 in cash at the victim's home on Jan. 29. The following day, the victim provided \$5,000 in gift cards by phone. On Jan. 31, an additional \$20,000 was withdrawn from the victim's account.

A 74-year-old Bay Shore woman was a victim of the same scam on Jan. 31. She met the suspect in a parking lot and she gave \$13,000. The following day, she was contacted again and told to withdraw an additional \$20,000. Bank officials became concerned during the second withdrawal and contacted police.



**Jarnail Singh was arrested in East Islip for stealing thousands of dollars from two elderly people during a computer scam.**

Photo courtesy of Suffolk County Police Department

Financial Crimes detectives, Third Precinct officers, and Canine Section officers responded to the pickup location, a parking lot on East Main Street in East Islip, and Jarnail Singh was arrested. The \$20,000 was intercepted by police.

Singh, 21, of 135-20 126th Street, South Ozone Park, was charged with grand larceny 3rd degree and attempted grand larceny 3rd degree. He will be arraigned today at First District Court in Central Islip.

The investigation is continuing. Anyone who believes they are a victim of this scam should contact Financial Crimes at 631-852-6821 or Crime Stoppers 1-800-220-TIPS.

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WEST SAYVILLE CHRISTIAN SCHOOL

# OPEN HOUSE EVENTS

**KINDERGARTEN THROUGH 12TH**

**SATURDAY, FEBRUARY 10TH**  
11:00 AM - 2:00 PM

**WEDNESDAY, MARCH 6TH**  
10:00 AM - 2:00 PM

**THURSDAY, MARCH 14TH**  
7:00 PM - 9:00 PM

**SATURDAY, MARCH 23TH**  
11:00 AM - 2:00 PM

We cordially invite you to join us for the upcoming open houses at West Sayville Christian School, where educational excellence meets a nurturing community.

Discover the warmth and dedication that define our school environment as we showcase our convenient location, engaging curriculum, and passionate educators.

Whether you're a prospective student, parent, or community member, this is a fantastic opportunity to explore our campus, ask questions, and witness firsthand the values that shape our educational journey.

Join us on us to experience the spirit of West Sayville Christian School, where every student is empowered to thrive academically, socially, and spiritually. We look forward to welcoming you into our school family.

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Learn more at [chsli.org/heart](https://chsli.org/heart)



**EDITORIAL**

# Help lead a cleanup!

The Great South Bay will only be as healthy as the 50 creeks leading into it.

Save the Great South Bay will be hosting several upcoming annual cleanups. All are welcome including scouts, students, families, local organizations, and company teams. Community service is also available.

Just pick a buddy and then pick up bags, pickers, disposable gloves, safety vests, and a map of your designated cleanup area. They also suggest volunteers wear weather-appropriate clothing and waterproof shoes/boots.

Dates include:

- SAT. March 23 MASSAPEQUA
- SAT. March 23 WEST ISLIP
- SAT. March 30 BABYLON
- SAT. April 6 ISLIP
- SUN. April 7 BLUE POINT
- SAT. April 13 BAY SHORE
- SAT. April 13 BAYPORT
- SAT. April 20 BROOKHAVEN
- SAT. April 20 PATCHOGUE
- SUN. April 21 LINDENHURST
- SAT. April 27 EAST PATCHOGUE
- SAT. May 4 SAYVILLE
- SAT. May 11 OAKDALE
- SAT. May 18 AMITYVILLE

Dates for Mastic Beach, Copiague, and West Babylon will be added.

For more information visit: [save-thegreatsouthbay.org/volunteer](http://save-thegreatsouthbay.org/volunteer), call 646-827-0733, or email [info@save-thegreat-southbay.org](mailto:info@save-thegreat-southbay.org).

# Bicyclist killed in motor vehicle crash

Suffolk County Police Third Squad detectives are investigating a motor vehicle crash that killed a bicyclist in Bay Shore the night of Saturday, Feb. 3.

Juan Miguitama-Aguilar was riding a bicycle, crossing eastbound from the sidewalk in front of 1320 5th Avenue, when he was struck by a southbound 2007 Toyota Camry in the right lane of 5th Avenue, at approximately 9:10 p.m.

Miguitama-Aguilar, 67, of Bay Shore, was transported to South Shore University Hospital in Bay Shore, where he was pronounced dead. The driver of the Toyota, Cynthia Rumplick, 66, of Central Islip, was not injured.

The Toyota was impounded for a safety check.

Detectives are asking anyone with information on the crash to contact the Third Squad at 631-854-8352.

**OP-ED**

# Why only Bay Shore?

BY DONNA PERRICONE  
PRESIDENT OF THE BAY SHORE  
CHAMBER OF COMMERCE

After too many years, Bay Shore still remains the only hamlet in the Town of Islip with meters, and long-serving members of the Islip Town Board have chosen to ignore this serious injustice.

Can they honestly claim to be serving Bay Shore well in their official positions with such unfairness?

Months ago, our organization reached out to the supervisor's staff, suggesting a reasonable resolution to this situation. Other hamlets like

Farmingdale and Port Jefferson provide free parking stickers for the vehicles of their residents when they park at a meter. We are aware these are villages, but we also know only Bay Shore is faced with this blatantly unfair program every day.

Why not give the residents of Bay Shore and Brightwaters a much-deserved pass?

Only Bay Shore has had free parking spaces permanently removed from our hamlet. For every special occasion happening throughout the year in our downtown, we must call the supervisor's office and "request" the meters

be suspended!

Bay Shore diners eating at our restaurants in the downtown or at the marina must pay a "surcharge" at a meter to eat in their own hometown. Why is Sayville, West Islip, Islip, Brentwood, Central Islip and every other town hamlet exempt from meters?

In 2016, the meter program was forced on Bay Shore, hurting our small businesses financially, inconveniencing our residents, and altering our quality of life!

Free parking stickers for residents is just! Will the burden of these meters remain only ours forever?

# Learn about the vivid Black history of Bay Shore

In recognition of Black History Month, the Bay Shore Historical Society will host "A Glimpse of Art and Culture: Talent Within Our Black Community" on Thursday, Feb. 15, at 7 p.m. at the Bay Shore-Brightwaters Public Library. This special presentation will be led by Deanna Watts and will celebrate many of Bay Shore's exceptional local Black artists and performers.

Presenter Deanna Watts was formerly the director of Affirmative Action/EEO for Central Islip and Pilgrim State Hospitals for over 34 years. Watts was also a member of the Town of Islip Housing Authority for 25 years, serving as chairperson for 10 years.

"I realized that although we live

in the same community, we do not have the same knowledge of the White community and the Black community. Even some of us in the Black community have forgotten so much about our own community," explained Watts. "I am interested in reintroducing people. Even though you may have met them previously, you may not think about them frequently or barely remember them. So, I like the concept of letting people know, these are the people that perhaps we have maybe went to school with, or have seen doing work for the community. And I like the idea of reintroducing the two communities."

Among the many honored artists and performers to be reintroduced is Edward Cornelius, a charter member

of the Bay Shore historical society who worked at the Bay Shore Theatre for over 60 years. Cornelius created the musical group known as the Ed Cornelius Orchestra, which was widely popular during the prohibition and jazz eras and performed throughout Long Island and New York City. Grammy award-winner Patti Austen, who graduated from Bay Shore High School, is also among the revered and talented Black performers to be presented at the meeting.

See Watts's passionate love for Bay Shore as she shares the rich history of the Black community in the hamlet at the Bay Shore Historical Society meeting.

- Grace Mercurio



The incredibly talented Grammy Award-winner Patti Austen, who was raised in Bay Shore, is among the Black artists to be celebrated during the upcoming Bay Shore Historical Society meeting.



Reynard Burns will be presented during the meeting to honor his talent and work as a composer, teacher, professor, and public relations officer for the Islip Town branch of the NAACP.



Ed Cornelius, who sadly died in 1998 at the age of 92, will be honored for his legacy as a talented musician, his work for the community, and his role as a loving father and grandfather.

All photos courtesy of the Bay Shore Historical Society

THE ISLIP BULLETIN

Published weekly at 20 Medford Ave., Patchogue, NY 11772

Established 1949

EDWARD HARTUNG  
Publisher, 1954-1966

JOSEPH "JOE" FANELLI  
Publisher, 1966-1973

JO ANN O'DOHERTY  
Publisher, 1974-1985

JOHN T. TUTHILL, III  
Publisher, 1985-2018

*It is not our aim to tell readers what to think, but to provide them with food for thought and to make interpretive editorial comment on the news*

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**AROUND TOWN** SEND YOUR ITEMS TO PRODUCTION@LIADVANCE.NET, WITH "AROUND TOWN" IN THE SUBJECT LINE**Thursday, February 8**

**Valentine Heart Mosaic** – Join award winning artist Anna Chan at East Islip Library to create a beautiful heart-shaped mosaic, 6:30 p.m. Fee: \$2. Register online or call 631-581-9200.

**Paint with Music** – Program at Bay Shore-Brightwaters Library will inspire participants' paintings with the mood and tone of live acoustic guitar, 7-8:30 p.m. Includes a discussion on how music and visual art intersect. Register online or call 631-665-4350.

**Friday, February 9**

**P.S. I Love You Day** – Movement started to raise awareness of mental health and suicide prevention. To support the movement, wear purple. Visit [www.psiloveyouday.net](http://www.psiloveyouday.net).

**Monday, February 12**

**Cooking Demo** – Join Chef Rob at East Islip Library to make Chocolate Banana Snickerdoodle Bread, 6 p.m. Register online or call 631-581-9200.

**Senior Advocate** – A representative from the Suffolk County Office of the Aging will be at East Islip Library to assist seniors with forms and questions about county programs and services, 10 a.m. to noon. For an appointment, call 631-581-9200, ext. 5.

**Tuesday, February 13**

**Fire Island UFSD** – The Board of Education will hold a Regular Meeting at 4:30 p.m. in the lunchroom of the Woodhull School. Call 631-583-5626 for more information.

**Wednesday, February 14**

**Valentine's Day** – A day celebrating romance and love in many regions of the world.

**Book Discussion** – The Bay Shore-Brightwaters Library book group will meet in person and via Zoom at 7 p.m. to talk about "The Thread Collector," by Shaunna J. Edwards. To join the discussion, email [staff@bsbwlibrary.org](mailto:staff@bsbwlibrary.org).

**Thursday, February 15**

**KIC Meeting** – Keep Islip Clean general meeting in the Ballroom at Brookwood Hall, East Islip, 7 p.m. Topics include litter, beautification and recycling issues that impact our local communities. Call 631-224-2627.

**Bay Shore Historical** – The society will meet at Bay Shore-Brightwaters Library, 7 p.m. In honor of Black History Month, a special presentation "A Glimpse of Art and Culture: Talent Within Our Black Community," led by Deanna Watts, will celebrate the many exceptional local black artists and performers. Open to the public at no charge. Refreshments served. Visit [www.bayshorehistoricalsociety.org/programs-news](http://www.bayshorehistoricalsociety.org/programs-news).

**Social Security Seminar** – How to Maximize Your Social Security Benefits in Retirement will be presented at East Islip Library, 6:30 p.m. Register online or call 631-581-9200.

**Islip Library** – The library's Board of Trustees will hold its monthly meeting in the Conference Room, 6:30 p.m. Call 631-581-5933.

**Of Note ...**

**Presidents' Day Event** – Join Sagtikos Manor, Bay Shore, for "George Washington and the Manor," February 17-18 with tours every hour from 11 a.m. to 2 p.m. Fee: \$10, adults; \$5 kids, ages 8-17. Cash or check at the door. Visit [sagtikosmanor.org](http://sagtikosmanor.org).

**County Career & Talent Portal** – As part of the Suffolk County NY Forward strategy, the portal is a one-stop employment shop offering job search and talent recruitment to power local businesses. Visit <https://scny-forward.info/>.

**Project Warmth** – Assistance for eligible families and individuals with heating emergencies. For more information or to apply for the program, dial 2-1-1 (or 1-888-774-7633) or visit [www.unitedwayli.org](http://www.unitedwayli.org).

**Joe's Project** – Family Service League group offers support to adults affected by the loss of a loved one to suicide. Group

meets Wednesdays at 1444 Fifth Ave., Bay Shore, 7 p.m. Call Catherine Albanese at 631-650-0104.

**Volunteers Needed** – The Epilepsy Foundation of Long Island will train volunteers to perform puppet shows in Suffolk County elementary schools to promote kindness, awareness and tolerance in the community, if you have one hour a week for four to six weeks and can commit to one performance a month. For more information call 631-739-7733, ext. 145 or email [jromeo@epicli.org](mailto:jromeo@epicli.org).

**Women Who Love to Sing** – The Heart of Long Island Chorus, a chapter of Sweet Adelines International, is extending an invitation for all women who love to sing to fall in love with BARBERSHOP. This fun-loving, friendly group of women meet to rehearse on Mondays in Bohemia at 7 p.m. Don't worry if you don't know how to sing Barbershop, they'll be HAPPY to teach you. Bring your love of singing and your desire to learn a new, different, interesting and exciting musical genre. As an added bonus, you'll make wonderful new friends. Find Heart of Long Island Chorus on Facebook and Instagram, or email [heartoflongislandchorus@gmail.com](mailto:heartoflongislandchorus@gmail.com).

Send your items to [production@liadvance.net](mailto:production@liadvance.net), with "Around Town" in the subject line; or mail your notice to Islip Bulletin, P.O. Box 780, Patchogue, NY 11772 Attn: Around Town

**ISLIP BULLETIN YEARS AGO****50 Years Ago**

FEBRUARY 1974

**George L. Weeks**, former Islip Town historian and founder of the Sagtikos Manor Historical Society, was honored with a special plaque commemorating his designation as an LIRR Honorary Engineer for his many years of arranging and greeting Long Island Rail Road tours at the Sagtikos Manor.

Islip Town's Citizens Action Bureau is now providing services to help town residents get through red tape that sometimes delay government problems, under director **Gloria Davids** and created by Islip supervisor **Peter F. Cohalan**.

**John Pepper** of Pride Maintenance Corp., in West Islip, has been admitted to membership in the International Association of Interior Décor Specialists.

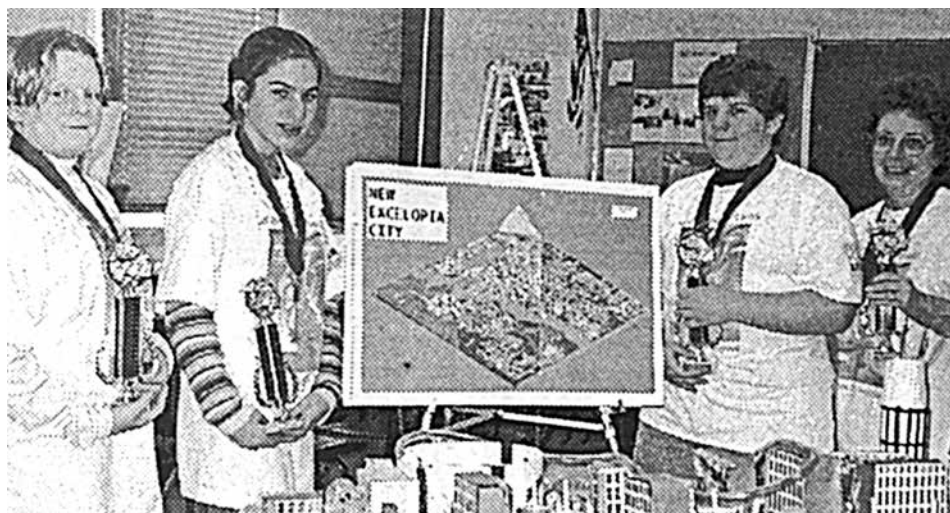
**Tom Clarry**, of Islip, newly elected chairman of Mended Hearts Inc. of Suffolk County, received the gavel from **Frank Kluepfel**, past chairman and founder of the chapter, at a meeting held in the auditorium of Good Samaritan Hospital in West Islip.

**Dick Corbell** was named promoter at Islip Speedway. In his first official announcement, Corbell said that Islip will open the season on April 27, leading the bill with NASCAR Modifieds.

**Harry Cantor**, past president of the Bay Shore Rotary Club, was the guest speaker at the club's meeting, held at Flynn's Restaurant.

The Town of Islip Brookwood East Art Gallery is holding a special show for the month of February honoring Black History Week. The art exhibit will feature the acrylic paintings of **Reginald Fludd** and **Frank Wimberley**; oils by **Junius Redwood**; and photographs by **Mitchell Turner**.

**Judge Anne Meade** addressed members of the Bay Shore Lions Club and attendees at their annual meeting, including **Abner Berenblatt**, Lions Raffle Committee chairman; councilman **John T. Finnerty**; Lion



**February 1999: Islip Middle School students enrolled in Islip's EXCEL program are the bemedaled first-place winners in the regional Future Cities Competition with their model, "New Excelopia City." Pictured are students Matthew Giarratano, Heather Tillotson, and Matthew D'Ambrosio with teacher Catherine Newman.**

**John Fitzpatrick**; and Lions Club president **Thomas J. Canale**.

Navy Ensign **William P. McDonald**, of West Islip, has completed Environmental Indoctrination School at Pensacola, Fla., leading to his designation as a naval aviator.

**Mrs. Catherine Stallworth** is the director of the new child care center on Potter Avenue, Central Islip.

The East Islip Senior Citizens Club held their first social of the year with 90 in attendance. **Joseph Bonacorsi** furnished the delightful accordion music, accompanied by the singing of **Harry and Adele Hines**.

Navy Ensign **Charles R. White Jr.**, of Bay Shore, made his first solo flight in a Navy aircraft at Pensacola, Fla.

The Penataquit Athletic Club of Bay Shore named **Ralph J. Elliott** as their Man of the Year. Prior to his retirement, Mr. Elliott served as coach and teacher at the Bay Shore High School for several decades.

**Darin Eiermann** from Boy Scout Troop 250, of Bay Shore, collected \$1,009.56 for

cerebral palsy as his final step before the Eagle Scout Board of Review in his path to becoming an Eagle Scout.

**James P. Melton**, of Bay Shore, was elected to a three-year term as a Steward by the National Steeplechase and Hunt Association at a meeting at the Jockey Club in New York.

**Mr. and Mrs. O. Gabrielson** of Brightshore Boulevard visited with Mr. Gabrielson's family in Farsund, Norway.

**Ms. Helen Wagenfuehr** of Brook Avenue and **Fred Krieger** of Brooklyn will be married in April. Ms. Wagenfuehr has been bookkeeper for **George Dyson Friou** for 25 years.

Playing this week at **The East Islip Theatre**: Timothy Bottoms and Lindsay Wagner in "The Paper Chase."

**25 Years Ago**

FEBRUARY 1999

Speakers at Bay Shore School District's fifth annual Summit included Bay

Shore Chamber of Commerce president **Donna Periconi** and Bay Shore superintendent of schools **Dr. Evelyn Blose Holman**. **Regan Seery**, a Bay Shore High School senior, was presented with an award for designing the district's 1998 Christmas card.

Islip Town supervisor **Pete McGowan** and town board members held a farewell ceremony for longtime town assessor **Frank Diamante**, who retired in December. Among the attendees were councilmen **Chris Bodkin**, **William Rowley** and **Brian Ferruggiari**, councilwoman **Pamela Greene**, and receiver of taxes **Virginia Allen**.

The West Islip School District's Beach Street Middle School's website is the only school in the Northeast to make the finals of the Cool School of the Year competition. Beach Street music teacher **John Simeone** and special education teacher **Dianna Grancagnolo** designed the aesthetically pleasing site.

**Allison Scheff**, a senior at Islip High School who is enrolled in the district's EXCEL program and recipient of the Simon's Fellowship, presented a program to fellow scientists, titled "Assessing Short-Term Memory in rats Using Delayed Non-Matching Two Position Procedure" at the Science Research Symposium at Stony Brook University.

In collaboration with **Frank Fallon**, principal of the Fifth Avenue School in Bay Shore, and Long Island sculptor **David Haussler**, the monument titled "Knowledge Together" was erected on the southwest lawn of the school's grounds.

Among the local officers who were installed as officers of the Great South Bay Power Squadron were squadron education officer **James F. Milton**, of Islip Terrace; administrative officer **Salvatore G. Marsala**, of Central Islip; secretary **Ruth Marsala**, of Central Islip; and assistant educational officer **Gary W. Skubik**, of Brightwaters.

*Compiled by Vanessa Graniello*

# LIONS CLUB: Giving back has never been so delicious

FROM PAGE 1

past seven years. “My wife is from Long Island, and when we moved here, one of the first things I wanted to do when we got involved in our community was to join the Lions Club.”

Since 1931, the Bay Shore Lions have worked diligently to improve the lives of the less fortunate by raising funds for local charities and people in need. The cornerstone mission of the Bay Shore Lions is to aid in sight for those who cannot afford medical care; the Lions provide free eye exams when needed, and collect glasses from the community to refurbish and redistribute to those who cannot afford glasses.

All of the funds raised from the Taste for Sight event are also used to benefit the many Bay Shore and Suffolk County community service projects, including two college scholarships for Bay Shore High School seniors, food drives for

local food pantries, Thanksgiving meals, Christmas gifts, support for local underprivileged families, and more.

With the purchase of a \$50 ticket, attendees of the Taste for Sight event were able to indulge in a tasting of delicacies from the most beloved restaurants of the South Shore, all in one place. Among the 30-plus booths included fan favorite bite-sized chicken and waffles from Flour Shoppe Cafe, and freshly shucked oysters on ice were available with all the fixin’s at the Lucky 13 Oysters booth. Captain Bill’s had their own booth as well, serving delicious baked stuffed clams and soy ginger salmon.

The famous chicken meatballs from Butera’s delighted guests, almost as much as the mixed drinks, shots, and assorted beers from participating wineries, breweries, and liquor stores.

“It is kind of like we are throwing a par-

ty for everyone, and you come and have a good time, but really we are supporting our friends and neighbors because 100 percent of the money goes back into our communities,” shared Kelchner. “The idea behind the event is what we stand for as a club: to bring together some of the restaurant owners and businesses in Bay Shore, Brightwaters, and the greater South Shore community, and to bring everyone together for a time of fellowship.”

Perusing through the bustling event, it is clear that the hard work of the co-chairs of the Taste for Sight Committee, Greg Proce and Fran Beringer, paid off tenfold as hundreds enjoyed the exciting event. The beauty of everyone coming together to fill their stomachs and support the philanthropic volunteer organization was palpable to all who attended, including Suffolk County

Legis. Steven Flotteron, a member of the Bay Shore Lions Club for 20 years.

“It is one of the things I love about Bay Shore. It is diverse in many ways—socioeconomically, racially, and culturally—and we all take care of each other,” explained Flotteron. “There are a lot of areas where it seems like two different worlds, but in this community we will all work together.”

The Bay Shore Lions Club also benefited from selling Super Bowl squares and a variety of auction baskets, containing gift cards to the South Shore’s finest restaurants, breweries, and businesses. With all of the funds raised from the event directly benefiting those in the community around us, attendees were left with happy taste buds, quenched pallets, and a thirst for helping others satiated.

All photos IB/ Mercurio



Bite-sized portions, including the chicken and waffles from Flour Shoppe Cafe, allowed attendees to sample all the fantastic flavors of Bay Shore and the South Shore.



Through the sale of raffle and event tickets, the Taste for Sight charity event funds their volunteer and philanthropy efforts.



Colleen and John Valdini, the mayor of Brightwaters, were among the many smiling faces at the event.



Assorted cookies, cupcakes, and pastries from Dulce de Leche Cake Shop were a big hit at the charity event.



Hosted at the Captain Bill’s Bayview House, the seafood restaurant offered baked stuffed clams and soy ginger salmon to guests.

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## SCHOOL NEWS

### Islip appoints Jacqueline Beckmann as new Commack Road principal

Jacqueline Beckmann has been appointed as the new principal of Islip's Commack Road Elementary School, effective Feb. 12. She takes over from interim principal David Seinfeld.

Beckmann comes to Islip from the Lawrence School District, where she served as principal of Lawrence Elementary School for the past two years, and as an assistant principal since 2016. She previously worked for the New York City Department of Education as a fourth grade and first grade teacher at PS 60.

Beckmann, who resides in Massapequa, earned her bachelor's degree in education from St. John's University, a master's degree in education from Long Island University and an advanced certificate in educational leadership from Stony Brook University.

"CRES is a safe and inclusive space where everyone feels welcome and supported," Beckmann said. "I plan to build strong relationships with students, teachers and families, creating a powerful network of support that helps every child thrive."

**Effective Febr. 12, Jacqueline Beckmann will take over as the new principal of Islip's Commack Road Elementary School.**



Photos courtesy of Islip School District

### Islip's Kaiden White runs spectacular race at Stanner Games

Runner Kaiden White, an Islip High School junior, recently had a spectacular day at the Molloy Stanner Games, held at Nike Track & Field Center at The Armory in New York City. In the 300-meter race, White ran a winning time of 34.50, placing him in the top three fastest runners in New York State and top 20 nationally. He was awarded overall Most Outstanding Individual Performance at the meet. His time in the 300-meter was a new personal record for White, breaking his previous record time, which he set earlier this year, and qualifies him for the New Balance Indoor Nationals, which will be held in March in Boston.

**Islip High School runner Kaiden White had a spectacular day at the Molloy Stanner Games, winning the 300-meter race and earning the Most Outstanding Individual Performance award.**



Photos courtesy of Islip School District

### West Islip art teacher named Bright Light winner

West Islip High School art teacher Maria Cristantello was recently honored as a Bright Light award winner by the Association of Suffolk Supervisors for Educational Technology. Bright Lights are selected due to their exemplary integration of technology into their educational environment.

"One of our big philosophies in the district is preparing our students with the knowledge, skills, attitudes and habits that they need to be successful in life outside of school and that is really what embodies Ms. Cristantello," said West Islip Union Free School District superintendent of schools Dr. Paul Romanelli. "She's inclusive of all of our students; she has innovative ideas in the classroom; and she allows students to work independently with that perfect level of support to develop those sorts of skills."

Dr. Patrick Kiley-Rendon, West Islip's executive director of technology and innovation, added, "Ms. Cristantello is one of our amazing art teachers at the high school, specializing in digital design and advertising. She also spearheaded a recent upgrade to the high school Mac lab and offers to help with countless building and district initiatives."

**From left, West Islip High School principal Dr. Anthony Bridgeman, Dawn Morrison, assistant superintendent for curriculum and instruction, Bright Light winner art teacher Maria Cristantello and West Islip Union Free School District superintendent of schools Dr. Paul Romanelli.**



Photo courtesy of West Islip Union Free School District

### Former Manetuck student honors P.S. I Love You Day

On Jan. 26, West Islip Union Free School District graduate and former Manetuck Elementary School student Vincenza Robiglio visited Manetuck Elementary for a special P.S. I Love You Day project. Robiglio was the recipient of the P.S. I Love You Day scholarship in 2023, given by the DiPalma family. She wanted to give back and honor the special day that the DiPalma family created. Robiglio decided to visit her former elementary school to implement the ideas of the day and educate students on the importance of mental health and kindness. She helped students write a kind word on a purple heart, which was later formed into a larger heart with each student's kind words displayed in the hallway. Robiglio wanted to show the significance of how saying something kind to another person can change their whole day.



**Recipient of the 2023 P.S. I Love You Day scholarship, Vincenza Robiglio, explains the importance of spreading kindness to elementary school students.**

Photos courtesy of West Islip Union Free School District

### Connetquot/East Islip boys swim team takes second in league championships

The combined Connetquot/East Islip boys varsity swimming and diving team, coached by Alex Scichilone, took second overall in the Suffolk County League 1 championships. In individual performances, Jack Milligan came in second overall in the 1000-meter butterfly and fourth overall in the 200-meter freestyle, Brayden Black finished third overall in the 50-meter freestyle and fourth overall in the 100-meter freestyle, and Max Schwalm captured fifth place overall in the 100-meter butterfly.

**A second-place win was secured by the combined Connetquot/East Islip boys varsity swimming and diving team, coached by Alex Scichilone, in the Suffolk County League 1 championships.**



Photos courtesy of East Islip School District

### East Islip High School robotics team competes at VEX Over Under game

East Islip High School's robotics team competed in the VEX Robotics Over Under game on Jan. 27, held at John F. Kennedy High School in Bellmore. The all-day event featured over 45 teams from around the Tri-State area. This year's tournament was played on a 12x12 square field. Two alliances—composed of one "red" and one "blue" team each—competed in two-minute matches to attain a higher score.

East Islip team captains Kaitlyn McCall and Jishnu Roy Chowhuri led the squad to a sixth-place finish at the end of the qualification matches. Robot driver Matt Collins performed extremely well under the pressure and was 5-1 in competition play. The remaining robotics team members helped in the pit area all day, fine tuning and making last-minute adjustments to the robots. The team will next compete on Feb. 17 at Adelphi University.

"I enjoyed coming to the event," sophomore Jackson Carucci said. "It really opened me up to friendly competition and I gained valuable experience about teamwork and robotic design."

"We did really well with our new robots," junior William Blaschuk said. "We faced a lot of challenges that will help us learn and improve upon for our next competition."

"I was extremely proud of the team during this event," technology teacher and robotics adviser James Connell said. "It's a great opportunity for students in the robotics classes and club to get a real practical experience, and it helps them further expand their knowledge of competition robotics."

**East Islip High School's robotics team were able to put their skills to the test while competing in the VEX Robotics Over Under game on Jan. 27.**



Photos courtesy of East Islip School District

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# THE ISLIP BULLETIN SPORTS

## Youth bowler bowls 300



Roberto Richardson, a Brentwood youth bowler, bowled his first 300 at Strike 10 Lanes in Deer Park, during a match last week. Richardson is a student at Brentwood School District.

Courtesy photo

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## WORD OF THE WEEK

BY SAVE THE GREAT SOUTH BAY

A dedicated volunteer who protects the waterways in their community by leading cleanups, providing education and cultivating the next generation of local stewardship. There are Creek Defenders in each of the 16 towns and villages across the South Shore protecting the 50-plus creeks that are the arteries for freshwater to the Great South Bay.

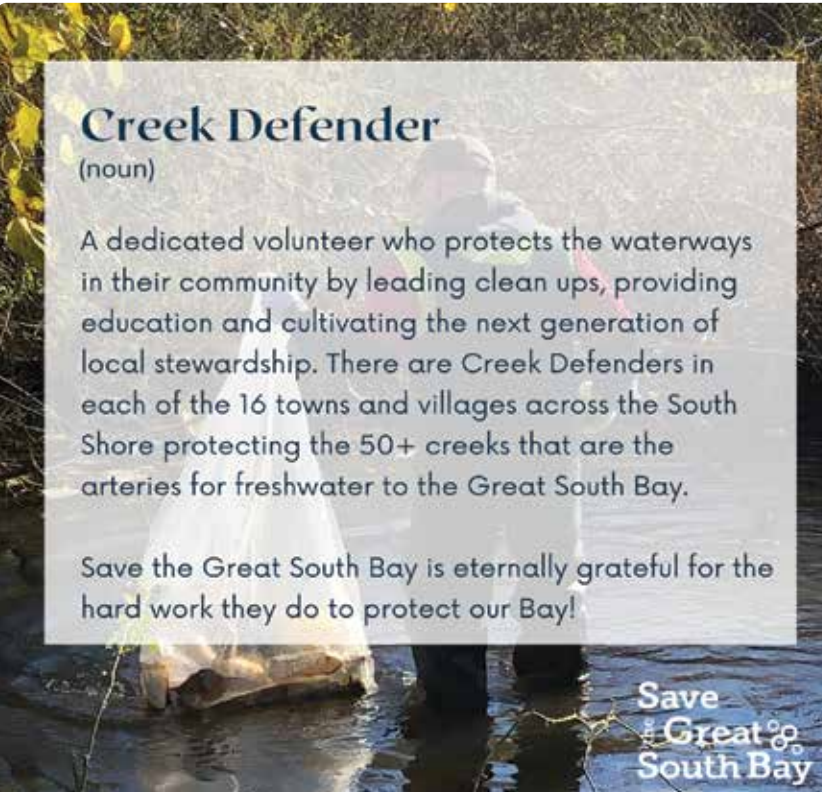
Save the Great South Bay is eternally grateful for the hard work they do to protect our bay!

### ABOUT CREEK DEFENDERS

Before the spring growth appears, Save The Great South Bay hosts Community Creek Cleanups in each of the 16 towns and villages across the South Shore. Volunteers from the community come together to track and remove waste found in the creeks which serve as arteries of freshwater to the Great South Bay.

Our dedicated team of Creek Defenders lead their communities on missions to ensure creeks are unblocked and unclogged so they can flow freely. Removing waste from creeks also stops pollutants before they can reach the bay. Bonus! Creek cleanups are a great way to bring communities together to get outside, learn about their hyperlocal environment, and make a difference.

If you'd like to connect with your



**Creek Defender**  
(noun)

A dedicated volunteer who protects the waterways in their community by leading clean ups, providing education and cultivating the next generation of local stewardship. There are Creek Defenders in each of the 16 towns and villages across the South Shore protecting the 50+ creeks that are the arteries for freshwater to the Great South Bay.

Save the Great South Bay is eternally grateful for the hard work they do to protect our Bay!

Save the Great South Bay

local Creek Defender or volunteer at one of this year's cleanups, click the link here <https://savethegreatsouthbay.org/volunteer/>

Save The Great South Bay is a local environmental non-profit whose mission is to restore water quality

in the Great South Bay for future generations to enjoy. Our Word of the Week initiative aims to make the scientific vocabulary of environmentalism accessible to everyone. View past Words of the Week at [www.savethegreatsouthbay.org](http://www.savethegreatsouthbay.org) under News & Events in the Photo Gallery.

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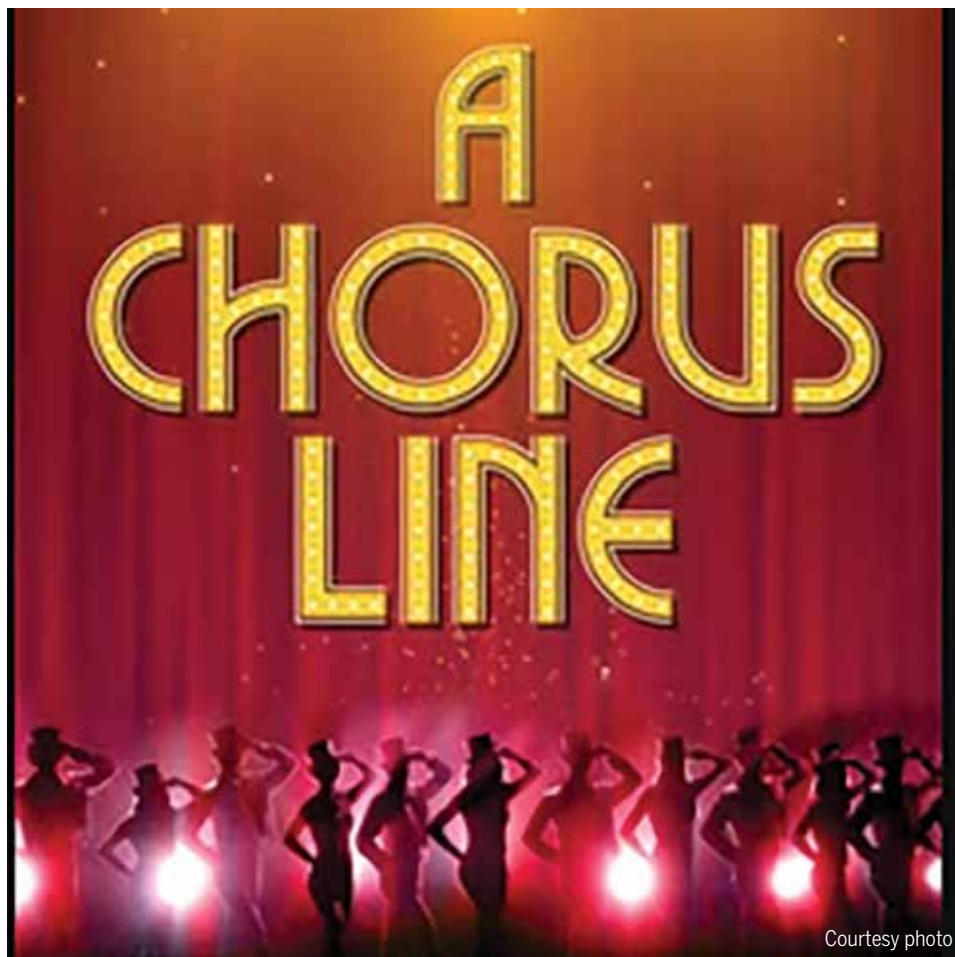
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# 'A Chorus Line' to showcase at the Argyle Theatre



Courtesy photo

The Argyle Theatre (Mark and Dylan Perlman, executive producers and managing partners; Evan Pappas, artistic director), Long Island's largest year-round professional theatrical venue, announced the cast for their upcoming production of "A Chorus Line," directed by Evan Pappas and Francine Espiritu, choreographed by Francine Espiritu, with musical direction by Jonathan Brenner.

**BABYLON** It will begin performances on Feb. 1 and run through March 24; the opening night will be celebrated on Saturday, Feb. 3, at 7:30 p.m.

"A Chorus Line" is a stunning concept musical capturing the spirit and tension of a Broadway chorus audition. Exploring the inner lives and bittersweet ambitions of professional Broadway performers, the show features one powerhouse number after another. Memorable musical numbers include "What I Did for Love," "One," "I Can Do That," "At the Ballet," "The Music and the Mirror," and "I Hope I Get It." A brilliantly complex fusion of song, dance, and compellingly authentic drama, "A Chorus Line" was instantly recognized as a classic.

The cast is led by Lexie Plath\* (National Tours: "The Prom") as Cassie, Matt Gibson\* (Broadway: "Gypsy") as Zach, Zoë Marín-Larson (Regional: "Beauty and the Beast") as Diana Morales, Madeline Kendall (National Tour: "Anastasia the Musical") as Connie, Emma Vielbig (Regional: "A Chorus Line") as Sheila, Taylor Aragon (International: "Cabaret") as Bebe, Jenny Dalrymple (Regional: "Legally Blonde") as Maggie, Brett Rawlings (Regional: "Holiday Inn") as Greg, Matthew Ranaldo\* (International: "Beauty and the Beast," "West Side Story") as Bobby, Elias Husgafvel (Regional: "The Polar Express") as Mark, Jay Owens ("The Little Mermaid") as Richie, Caroline Eby (Regional: "Cats") as Val, Wesley Cappiello\* (New York City Center's "A Chorus Line") as Don, Andrew Burton Kelley (National Tour: "Waitress") as Al, Mia Davidson (Regional: "Dream Girls") as Kristine, Yamil

**"I am thrilled to bring 'A Chorus Line', a show that impacted my life as an actor, having been in it for over five years on Broadway and internationally, to The Argyle Theatre with such an amazing cast. This stunning concept musical captures the spirit and tension of a Broadway chorus audition. 'A Chorus Line' is a brilliantly complex fusion of song, dance, and compelling drama. This is one of the must-see musicals for theater lovers everywhere, and the Argyle audience is in for a real treat."**

- EVAN PAPPAS, *artistic director and director of "A Chorus Line."*

Rivera (Argyle Debut) as Paul, Sophie Hardy (Argyle Theatre's "Grease") as Judy, Peter Hughes (National/International Tours: "A Chorus Line") as Larry, Mario Rizzi (Regional: "White Christmas") as Mike, Joshua Prince Credle (Regional: "Pippin"), Jojo Minasi (Argyle's "Beauty and the Beast"), Cullen Zeno (National Tour: "My Fair Lady"), Marvin Gonzalez (Regional: "Little Women"), Shannan Lydon (Regional: "Head over Heels"), Emily Lynn Thomas (Regional: "Cabaret"), Rebecca Murillo (Regional: "Footloose"), Erica Jane Hughes (International Tour: "A Chorus Line"), and Lucas Vazquez (Argyle's "West Side Story"). ■

Now on sale, tickets for "A Chorus Line" are priced from \$60 - \$80 and may be purchased online at [www.argyletheatre.com](http://www.argyletheatre.com) or by calling (631) 230-3500.

**February is American Heart Month**  
 American Heart Association  
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 Learn more at [www.heart.org](http://www.heart.org)

### February 16 is National Caregivers Day

Across the nation dedicated health care professionals serve those who require long-term or hospice care. National Caregivers Day honors those men and women dedicated to providing these vital services.

National Caregivers Day recognizes caregivers providing quality, compassionate care every day.

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# METERS: Bay Shore Chamber members question paid parking

FROM PAGE 1

Main Street open, on top of 6 other coffee shops, pastry places, etc. So the town is booming,” explained Michael McElwee, who serves on the Board of the Bay Shore Chamber of Commerce. “Every booming downtown on Long Island right now has parking meters. It is a way of managing parking, and I think Bay Shore should be very proud of the fact that it is booming.”

While residents at the meeting were able to understand the merits of a parking mitigation system, attendees expressed they believe that free parking passes or stickers for Bay Shore/Brightwaters residents is a just necessity.

President of the Chamber of Commerce Donna Perricone shared that she contacted the Town of Islip months ago about implementing stickers for free parking for residents, to no avail. Michael McElwee, who was sworn into office as Councilman of the Town Board on January 4, explained the difficulty of achieving free parking passes for all residents due to the way the program is written. Residents that currently live in the parking district, located along Main Street downtown and near Maple Avenue, are eligible to receive free parking passes.

Attendees of the chamber meeting voiced their desire to expand the zone of eligibility to include the entirety of Bay Shore, so that they do not have to pay to park as paying customers visiting businesses in their hometown. Perricone pointed out that other areas like

Farmingdale and Port Jefferson, which are considered villages, provide free parking stickers for the vehicles of their residents when they park at a meter. Michael McElwee explained that villages have much more freedom in regard to changing local laws compared to Townships.

Still, Perricone emphasized her belief that Bay Shore should not have to endure the burden of the meters alone.

“This was a pilot program, all the other communities were supposed to get the meters, too,” pleaded Perricone. “No one would take the meters. Only Bay Shore has the meters. We have been kind about this, but enough is enough.”

Owners of local businesses in downtown Bay Shore also voiced their concerns at the meeting.

Gina Russo, who has owned multiple businesses in downtown Bay Shore for the past 25 years, including Milk and Sugar Cafe and the Victorian Room, shared that she has acquired \$7,300 worth of parking tickets in the back of her restaurant. Still, in order to not lose business, she gives quarters to her guests to be used on the parking meters.

“I have a bucket of quarters, because either I lose the party, because they do not want to have their elder guests go out to meters, or I have to give quarters to my guests, or my staff has to carry things in to and from,” explained Russo.

Frank Boulton, owner of the Boulton Center for the Performing Arts, has had similar experiences.

“Orleans, a top ten hits national band, they said, ‘We have to go out where, and park where?’,” shared Boulton. “We had to give them quarters, and they had to run out. It is a problem,” Boulton said.

Following the Chamber of Commerce meeting, a spokesperson of the Town of Islip addressed the requests for free parking passes to be distributed to Bay Shore/Brightwaters residents.

“Residency based restrictions on use of a roadway have been found unlawful by the New York State Court of Appeals,” the emailed response reads. “Islip Town’s authority to enact local legislation imposing fees for parking on public highways is defined exclusively by the New York State Vehicle and Traffic Law.”

According to the statute, local authorities within the town may provide for the installation, operation, maintenance, policing and supervision of parking meters, establish parking time limits at such meters, designate hours of operation of such meters, and fix and require the payment of a fee applicable to parking where such meters are in operation.

The town board of any town may exercise these powers on behalf and at the expense of a public parking district with respect to highways outside of villages but within such public parking district, in which event the fees from such parking meters shall belong to such district, and the cost of operation and maintenance thereof shall thereafter be borne by such public parking district.”

The town also referenced a Court of Appeals case that challenged a city ordinance that allowed reduced parking fees for city residents. In that case, the Court held the subject State statute does not allow for the distinction between residents and nonresidents for purposes of regulating parking. Therefore, parking restrictions should be applied to “persons generally.” Meaning, the New York State Vehicle and Traffic Law does not permit towns to enact parking program that provides preferred status to residents of the community on public roadways. ■



A spokesperson of Islip Town shared that the Bay Shore parking management program “was always intended to be extended to other communities, and that continues to be assessed.” IB/Mercurio

## PUBLIC NOTICES SEND LEGAL NOTICES TO LIAOFFICE@LIADVANCE.NET

### NOTICE OF SALE SUPREME COURT COUNTY OF SUFFOLK

Wells Fargo Bank, N.A., Plaintiff AGAINST

James G. Delfox; Karen E. Delfox, Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered March 11, 2022 I, the undersigned Referee will sell at public auction at the Islip Town Hall, 655 Main St., Islip, NY 11751 on February 16, 2024 at 9:30AM, premises known as 42 Noahs Path, Rocky Point, NY 11778-9144. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being at Rocky Point, in the Town of Brookhaven, County of Suffolk, State of New York, District 0200 Section 032.00 Block 06.00 Lot 033.001. Approximate amount of judgment \$340,117.15 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index# 617906/2016. The auction will be conducted pursuant to the COVID-19 Policies Concerning Public Auctions of Foreclosed Property established by the Tenth Judicial District.

Lisa Singer, 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: December 7, 2023  
IB, 8225, 1/18, 25 - 2/1, 8 |

### NOTICE OF SALE SUPREME COURT COUNTY OF SUFFOLK

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF THE TRUMAN 2021 SC9 TITLE TRUST, Plaintiff, vs. OSCAR ANSALDO, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on May 2, 2023, I, the undersigned Referee will sell at public auction at the Islip Town Hall, 655 Main Street, Islip, NY 11751 on February 21, 2024 at 10:00 a.m., premises known as 6 Witmer Court, Islandia, NY 11749. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Incorporated Village of Islandia, Town of Islip, Coun-

ty of Suffolk and State of New York, District 0504, Section 014.00, Block 03.00 and Lot 001.004. Approximate amount of judgment is \$264,373.82 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index # 611347/2019. COVID-19 safety protocols will be followed at the foreclosure sale.

Daniel J. Murphy, Esq., Referee Friedman Vartolo LLP, 85 Broad Street, Suite 501, New York, New York 10004, Attorneys for Plaintiff. Firm File No.: 220954-1

IB, 8229, 1/18, 25 - 2/1, 8 |

### NOTICE OF SALE

Supreme Court County of Suffolk Manufacturers And Traders Trust Company Also Known As M&T Bank Successor By Merger To Hudson City Savings Bank, FSB, Plaintiff AGAINST

Jill E. Wolynetz a/k/a Jill E. Lehanka, John S. Wolynetz, et al, Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly dated November 6, 2023 and entered on November 30, 2023, I, the undersigned Referee, will sell at public auction at the Islip Town Hall, 655 Main Street, Islip, NY on February 21, 2024 at 1:00 PM premises known as 14 Rugby Street, Brentwood, NY 11717. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the County of Suffolk, State of New York, SECTION: 051.00, BLOCK: 04.00, LOT: 038.00; District 0500. Approximate amount of judgment is \$269,350.45 plus interests and costs. Premises will be sold subject to provisions of filed Judgment Index # 206141/2022. The aforementioned auction will be conducted in accordance with the District and Suffolk County Auction Plan in effect at this time.

Jonathan Baum, Referee FRENKEL LAMBERT WEISS WEISMAN & GORDON LLP

53 Gibson Street Bay Shore, NY 11706  
IB, 8230, 1/18, 25 - 2/1, 8 |

NOTICE OF SALE SUPREME COURT COUNTY OF SUFFOLK U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST, Plaintiff AGAINST CARLOS MORALES INDIVIDUALLY AND AS SURVIVING SPOUSE OF DEBRA MORALES, ET AL., Defen-

dant(s) Pursuant to a Judgment of Foreclosure and Sale duly entered May 9, 2019, I, the undersigned Referee will sell at public auction at the Islip Town Hall, 655 Main Street, Islip NY 11751 on February 21, 2024 at 9:30AM, premises known as 56 NOBLE STREET, BRENTWOOD, NY 11717. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Town of Islip, at Brentwood, County of Suffolk and State of New York, District 0500, Section 185.00, Block 03.00, Lot 002.000. Approximate amount of judgment \$458,765.17 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #608934/2017. The aforementioned auction will be conducted in accordance with the District and SUFFOLK County Auction Plan in effect at this time. Eric B. Besso, Esq., Referee Gross Polowy, LLC 1775 Wehrle Drive Williamsville, NY 14221 17-000733 78857  
IB, 8231, 1/18, 25 - 2/1, 8 |

NOTICE OF SALE SUPREME COURT COUNTY OF SUFFOLK US BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR RMAC TRUST, SERIES 2016-CIT, Plaintiff AGAINST FRANCES E. REIDY, ET AL., Defendant(s) Pursuant to a Judgment of Foreclosure and Sale duly entered July 19, 2022, I, the undersigned Referee will sell at public auction at the Islip Town Hall, 655 Main Street, Islip NY 11751 on February 21, 2024 at 1:00PM, premises known as 59 EAST MADISON STREET, EAST ISLIP, NY 11730. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being at East Islip, Town of Islip, County of Suffolk and State of New York, District 0500, Section 322.00, Block 02.00, Lot 056.000. Approximate amount of judgment \$395,747.69 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #017868/2010. The aforementioned auction will be conducted in accordance with the District and SUFFOLK County Auction Plan in effect at this time. Only Bank or Certified check payable to the Referee will be accepted for the downpayment. No third party check or cash will be

accepted. Jonathan Baum, Esq., Referee Gross Polowy, LLC 1775 Wehrle Drive Williamsville, NY 14221 16-003314 79023  
IB, 8232, 1/18, 25 - 2/1, 8 |

NOTICE OF SALE SUPREME COURT COUNTY OF SUFFOLK THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2005-3, Plaintiff AGAINST DONALD NEIS AKA DONALD NIES, JACKY DEUS, ET AL., Defendant(s) Pursuant to a Judgment of Foreclosure and Sale duly entered October 26, 2023, I, the undersigned Referee will sell at public auction at the Islip Town Hall, 655 Main Street, Islip NY 11751 on February 16, 2024 at 9:30AM, premises known as 85 CHAPEL HILL DRIVE, BRENTWOOD, NY 11717. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Town of Islip, County of Suffolk, and State of New York, DISTRICT 0500, SECTION 050.00, BLOCK 03.00, LOT 037.000. Approximate amount of judgment \$824,658.25 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #064852/2013. The aforementioned auction will be conducted in accordance with the District and SUFFOLK County Auction Plan in effect at this time. Nicholas E. Arazoza, Esq. Referee Gross Polowy, LLC 1775 Wehrle Drive Williamsville, NY 14221 00-305161 78890  
IB, 8233, 1/18, 25 - 2/1, 8 |

REFeree's NOTICE OF SALE IN FORECLOSURE SUPREME COURT - COUNTY OF SUFFOLK THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-23, Plaintiff - against - JAMES A. FLYNN, et al Defendant(s). Pursuant to a Judgment of Foreclosure and Sale entered on November 29, 2016, I, the undersigned Referee will sell at public auction at the Islip Town Hall, 655 Main Street, Islip, NY 11751 on the 22nd day of February,

2024 at 2:00 PM. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Islip, County of Suffolk, and State of New York.

Premises known as 1883 Joshuas Path, Central Islip, (Town of Islip) NY 11722.

(District: 0500, Section: 097.00, Block: 01.00, Lot: 076.00)

Approximate amount of lien \$848,095.64 plus interest and costs. Premises will be sold subject to provisions of filed judgment and terms of sale.

Index No. 017198/2013. Joseph M. Puzo, Esq., Referee.

Davidson Fink LLP Attorney(s) for Plaintiff 400 Meridian Centre Blvd, Ste 200 Rochester, NY 14618

Tel. 585/760-8218

Dated: December 15, 2023

During the COVID-19 health emergency, bidders are required to comply with all governmental health requirements in effect at the time of sale including but not limited to, wearing face coverings and maintaining social distancing (at least 6-feet apart) during the auction, while tendering deposit and at any subsequent closing. Bidders are also required to comply with the Foreclosure Auction Rules and COVID-19 Health Emergency Rules issued by the Supreme Court of this County in addition to the conditions set forth in the Terms of Sale.

IB, 8237, 1/25 - 2/1, 8, 15 |

REFeree's NOTICE OF SALE IN FORECLOSURE SUPREME COURT - COUNTY OF SUFFOLK

U.S. BANK NA, SUCCESSOR TRUSTEE TO BANK OF AMERICA, NA, SUCCESSOR IN INTEREST TO LASALLE BANK NA, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE WASHINGTON MUTUAL MORTGAGE PASS-THROUGH CERTIFICATES, WMALT SERIES 2006-5, Plaintiff - against - KEITHA DALY, et al Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale entered on November 24, 2023, I, the undersigned Referee will sell at public auction at the Islip Town Hall, 655 Main Street, Islip, NY

**PUBLIC NOTICES** SEND LEGAL NOTICES TO LIAOFFICE@LIADVANCE.NET

**NOTICE OF TAX SALE FOR UNPAID TAXES  
INC. VILLAGE OF OCEAN BEACH**

PLEASE TAKE NOTICE that pursuant to a Resolution of the Board of Trustees of the Incorporated Village of Ocean Beach, County of Suffolk, and State of New York, passed at a meeting thereof held on the 13th day of January, 2024, the undersigned Village Treasurer of the said Incorporated Village of Ocean Beach will sell tax liens at public auction, in the manner provided by law, on the 1st day of March, 2024 at 1:00 o'clock in the afternoon of that day and on succeeding days, at the office of the Treasurer of the Incorporated Village of Ocean Beach in the Village Office at Cottage and Bay Walk in the Village of Ocean Beach, New York, so much of each of the following parcels of real estate upon which Village taxes remain unpaid as will be sufficient to discharge the tax, interest and charges thereon, which may be due at the time of sale.

Each purchaser at such tax sale may pay the amount listed to the Village Treasurer within ten (10) days of

the sale, and upon such payment, the Treasurer shall give to the purchaser a certificate in writing describing the real property purchased and the sum paid therefore.

The following is a list of the parcels that will have liens on the property once the liens are sold; followed by a statement of the amount of the base tax, not including applicable interest and charges:

Item no.	Property Owner	Amount Descriptions	Amounts
31280	PSEGLI Property Tax Department 999 Stewart Avenue Bethpage, NY 11714 Wires & Cables	Taxes: Advertising: Interest (13% to 3/1/2024) Total Due:	\$386.18 60.00 50.20 \$496.38
31285	PSEGLI Property Tax Department 999 Stewart Avenue Bethpage, NY 11714 Wires & Cables	Taxes: Advertising: Interest (13% to 3/1/2024) Total Due:	\$900.88 60.00 117.11 \$1,077.99
31320	PSEGLI Property Tax Department 999 Stewart Avenue Bethpage, NY 11714 Wires & Cables	Taxes: Advertising: Interest (13% to 3/1/2024) Total Due:	\$19,674.70 60.00 2,557.72 \$22,292.41
733290	Elliso Holdings, Inc c/o David Ostrove 329 Arcadia Drive West Islip, NY 11795 386-387 Dehnhoff Walk	Taxes: Utility Charges: Unpaid Refuse: Advertising: Interest (13% to 3/1/2024) Total Due:	\$8,874.43 2,850.22 546.00 60.00 1,595.18 \$13,925.83
736600	Fox Head Realty c/o Lawrence & Judith Fox 420 Doral Drive Cherry Hill, NJ 08003 135-136 Ocean Road Advertising:	Taxes: Utility Charges: Unpaid Refuse: Advertising: Interest (13% to 3/1/2024) Total Due:	\$4,984.63 2,320.80 546.00 60.00 1,020.68 \$8,932.11
73738	IBND Street Investors, Inc. David Ostrove 329 Arcadia Drive West Islip, NY 11795 311-312 Wilmot Road	Taxes: Utility Charges: Unpaid Refuse: Advertising: Interest (13% to 3/1/2024) Total Due:	\$4,874.09 2,305.76 546.00 60.00 1,004.36 \$8,790.21
737452	Bayview Rentals Inc. c/o David Ostrove 329 Arcadia Drive West Islip, NY 11795 329-332 Bay Walk	Taxes: Utility Charges: Unpaid Refuse: Advertising: Interest (13% to 3/1/2024) Total Due:	\$2,105.44 1,928.93 546.00 60.00 595.45 \$5,235.82
737470	Triangle Properties F.I. Inc. c/o David Ostrove 329 Arcadia Drive West Islip, NY 11795 335-337 Surf Road	Taxes: Utility Charges: Unpaid Refuse: Advertising: Interest (13% to 3/1/2024) Total Due:	\$11,106.20 3,153.97 546.00 60.00 924.80 \$16,790.97
737480	TD Partners Equity, Inc. c/o David & Terese Ostrove 329 Arcadia Drive West Islip, NY 11795 338 1/2-339 Surf Road	Taxes: Utility Charges: Unpaid Refuse: Advertising: Interest (13% to 3/1/2024) Total Due:	\$9,302.36 2,908.46 546.00 60.00 1,658.39 \$14,475.21
787650	Reliance Globalcom Svcs. 1801 Peachtree Street Atlanta, GA 30309 Wires & Cables	Taxes:\$ Advertising: Interest (13% to 3/1/2024) Total Due:\$	47.00 60.00 6.11 113.11

Linda Morrisey  
Village Treasurer  
Dated: February 8, 2024  
February 15, 2024  
February 22, 2024  
Posted in the following places:  
Village Office Bulletin Board/Ferry Terminal Bulletin Board  
Inside Village Office Door/Village Green Bulletin Board  
Post Office Bulletin Board/Website: www.villageofoceanbeach.org  
**IB, 8286, 2/8, 15, 22**

11751 on the 22nd day of February, 2024 at 2:00 PM. All that certain plot, piece or parcel of land situate lying and being at East Islip, Town of Islip, County of Suffolk and State of New York.  
Premises known as 3 Lavender Lane, East Islip, NY 11730.  
(District: 0500, Section: 424.00, Block: 01.00, Lot: 045.010)  
Approximate amount of lien \$1,340,652.11 plus interest and costs. Premises will be sold subject to provisions of filed judgment and terms of sale.  
Index No. 600055/2018. Scott H. Sil-

er, Esq., Referee.  
McCalla Raymer Leibert Pierce, LLC  
Attorney(s) for Plaintiff  
420 Lexington Avenue, Suite 840  
New York, NY 10170  
Tel. 347/286-7409  
For sale information, please visit Auction.com at www.Auction.com or call (800) 280-2832  
Dated: December 26, 2023  
During the COVID-19 health emergency, bidders are required to comply with all governmental health requirements in effect at the time of sale including but not limited to, wearing face coverings and

maintaining social distancing (at least 6-feet apart) during the auction, while tendering deposit and at any subsequent closing. Bidders are also required to comply with the Foreclosure Auction Rules and COVID-19 Health Emergency Rules issued by the Supreme Court of this County in addition to the conditions set forth in the Terms of Sale.  
**IB, 8238, 1/25 - 2/1, 8, 15**

**NOTICE OF SALE  
SUPREME COURT COUNTY OF SUFFOLK**

Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the laws of the United States of America, Plaintiff

AGAINST  
Marvin Katz a/k/a Marvin A. Katz a/k/a Marvin Allen Katz; et al., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered August 23, 2022, I, the undersigned Referee will sell at public auction at the Islip Town Hall, 655 Main Street, Islip NY 11751 on February 26, 2024 at 11:00AM, premises known as 223 Sherry Street, East Islip, NY 11730. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being at East Islip, in the Town of Islip, County of Suffolk, State of New York, District: 0500 Section: 400.00 Block: 03.00 Lot: 006.000. Approximate amount of judgment \$658,180.67 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index# 610742/2018. The auction will be conducted pursuant to the COVID-19 Policies Concerning Public Auctions of Foreclosed Property established by the Tenth Judicial District.

Thomas S. Zawyrucha, 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: January 2, 2024  
**IB, 8240, 1/25 - 2/1, 8, 15**

**SUPREME COURT OF THE STATE OF NEW YORK - COUNTY OF SUFFOLK**

MTGLQ INVESTORS, L.P., V.

MELISSA BELLE, ET AL.

**NOTICE OF SALE**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 9, 2022, and entered in the Office of the Clerk of the County of Suffolk, wherein MTGLQ INVESTORS, L.P. is the Plaintiff and MELISSA BELLE, ET AL. are the Defendant(s). I, the undersigned Referee will sell at public auction at the ISLIP TOWN HALL, 655 MAIN STREET, ISLIP, NY 11751, on February 28, 2024 at 12:00PM, premises known as 216 JUMEL LANE, WEST ISLIP, NY 11795: District 0500, Section 362.00, Block 01.00, Lot 057.000:

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN THE TOWN OF ISLIP, COUNTY OF SUFFOLK AND STATE OF NEW YORK

Premises will be sold subject to provisions of filed Judgment Index # 621210/2017. Brooke Breen, 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.  
**IB, 8243, 1/25 - 2/1, 8, 15**

**SUPREME COURT OF THE STATE OF NEW YORK - COUNTY OF SUFFOLK**

NEWREZ LLC F/K/A NEW PENN FINANCIAL, LLC D/B/A SHELLPOINT MORTGAGE SERVICING, V.

MARGARET HOWELL, AS TRUSTEE OF THE MARGERET HOWELL TRUST, ET AL.

**NOTICE OF SALE**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of

Foreclosure dated July 27, 2022, and entered in the Office of the Clerk of the County of Suffolk, wherein NEWREZ LLC F/K/A NEW PENN FINANCIAL, LLC D/B/A SHELLPOINT MORTGAGE SERVICING is the Plaintiff and MARGARET HOWELL, AS TRUSTEE OF THE MARGERET HOWELL TRUST, ET AL. are the Defendant(s). I, the undersigned Referee will sell at public auction at the ISLIP TOWN HALL, 655 MAIN STREET, ISLIP, NY 11751, on February 22, 2024 at 2:00PM, premises known as 1369 GARDINER DR, BAY SHORE, NY 11706: District 0500, Section 313.00, Block 02.00, Lot 004.000:

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING AT BAY SHORE, TOWN OF ISLIP, SUFFOLK COUNTY, NEW YORK

Premises will be sold subject to provisions of filed Judgment Index # 029767/2009. Justin N. Lite, 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.  
**IB, 8244, 1/25 - 2/1, 8, 15**

**NOTICE OF SALE SUPREME COURT COUNTY OF SUFFOLK**

U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF10 MASTER PARTICIPATION TRUST, Plaintiff AGAINST NANCYANN COOK AKA NANCYANN CASSINO, et al., Defendant(s)  
Pursuant to a Judgment of Foreclosure and Sale duly entered September 27, 2023, I, the undersigned Referee will sell at public auction at the Islip Town Hall, 655 Main Street, Islip NY 11751 on February 27, 2024 at 10:00AM, premises known as 313 BRISTOL COURT, HOLBROOK, NY 11741. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in Holbrook, Town of Islip, County of Suffolk and State of New York, District 0500, Section 068.00, Block 03.00, Lot 001.071. Approximate amount of judgment \$592,456.30 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #623179/2018. The aforementioned auction will be conducted in accordance with the District and SUFFOLK County Auction Plan in effect at this time. Daniel J. Panico, Esq., Referee Gross Polowy, LLC 1775 Wehrle Drive Williamsville, NY 14221 19-003274 78820  
**IB, 8247, 1/25 - 2/1, 8, 15**

**NOTICE OF SALE SUPREME COURT - COUNTY OF SUFFOLK - ISLIP.**

NEWREZ LLC F/K/A NEW PENN FINANCIAL, LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff -against- RUSSELL ROWSELL, PHYLLIS FERRARO, et al Defendant(s). Pursuant to a Judgment of Foreclosure and Sale dated December 4, 2023 and entered on December 6, 2023, I, the undersigned Referee will sell at public auction at the Islip Town Hall, located at 655 Main Street, Islip, NY on February 28, 2024 at 2:00 p.m. premises situate, lying and being in East Islip, Town of Islip, Suffolk County, State of New York, known and designated as District 0500 Section 426.00 Block 02.00 Lot 008.00. Said premises known as 194 MARYLYN STREET, EAST ISLIP, NY 11730 Approximate amount of lien \$767,344.18 plus interest & costs. Premises will be sold subject to provisions of filed Judgment and Terms of Sale.  
Index Number 602626/2015.  
ROBERT A. MACEDONIO, ESQ., Referee  
DRUCKMAN LAW GROUP PLLC  
Attorney(s) for Plaintiff  
242 Drexel Avenue, Westbury, NY 11590  
For sale information, please visit www.Auction.com or call (800) 280-2832.  
DLG# 36477  
(\* Islip Bulletin\*)

**NOTICE OF SALE SUPREME COURT - COUNTY OF SUFFOLK - ISLIP.**

NEWREZ LLC F/K/A NEW PENN FINANCIAL, LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff -against- RUSSELL ROWSELL, PHYLLIS FERRARO, et al Defendant(s). Pursuant to a Judgment of Foreclosure and Sale dated December 4, 2023 and entered on December 6, 2023, I, the undersigned Referee will sell at public auction at the Islip Town Hall, located at 655 Main Street, Islip, NY on February 28, 2024 at 2:00 p.m. premises situate, lying and being in East Islip, Town of Islip, Suffolk County, State of New York, known and designated as District 0500 Section 426.00 Block 02.00 Lot 008.00. Said premises known as 194 MARYLYN STREET, EAST ISLIP, NY 11730 Approximate amount of lien \$767,344.18 plus interest & costs. Premises will be sold subject to provisions of filed Judgment and Terms of Sale.  
Index Number 602626/2015.  
ROBERT A. MACEDONIO, ESQ., Referee  
DRUCKMAN LAW GROUP PLLC  
Attorney(s) for Plaintiff  
242 Drexel Avenue, Westbury, NY 11590  
For sale information, please visit www.Auction.com or call (800) 280-2832.  
DLG# 36477  
(\* Islip Bulletin\*)

**NOTICE OF SALE SUPREME COURT COUNTY OF SUFFOLK, U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR J.P. MORGAN ALTERNATIVE LOAN TRUST 2006-S3, Plaintiff, vs. CHRISTOPHER A. WILSON AS ADMINISTRATOR AND HEIR TO THE ESTATE OF DOLORES WILSON, ET AL., Defendant(s).**

Pursuant to an Order Confirming Referee Report and Judgment of Foreclosure and Sale duly entered on July 14, 2023, I, the undersigned Referee will sell at public auction at the Islip Town Hall, 655 Main Street, Islip, NY 11751 on February 29, 2024 at 1:30 p.m., premises known as 7 Mel Court, Bay Shore, NY 11706. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Islip, County of Suffolk and State of New York, District 0500, Section 268.00, Block 01.00 and Lot 033.000. Approximate amount of judgment is \$620,917.50 plus interest and costs. Premises will be sold subject to provisions of filed Judgment and Terms of Sale.  
Index Number 602626/2015.  
ROBERT A. MACEDONIO, ESQ., Referee  
DRUCKMAN LAW GROUP PLLC  
Attorney(s) for Plaintiff  
242 Drexel Avenue, Westbury, NY 11590  
For sale information, please visit www.Auction.com or call (800) 280-2832.  
DLG# 36477  
(\* Islip Bulletin\*)

**NOTICE OF SALE SUPREME COURT - COUNTY OF SUFFOLK**

U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2016-CTT Plaintiff,  
Against  
RONALD THOMAS A/K/A RONALD S. THOMAS, JR., ALVIERA THOMAS, ET AL  
Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale, duly entered 03/08/2019, I, the undersigned Referee, will sell at public auction, at Islip Town Hall, 655 Main St., Islip, NY 11751, on 2/26/2024 at 1:00PM, premises known as 1068 Martinstein Avenue, Bay Shore, New York 11706, And Described As Follows:  
ALL that certain plot piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town Of Islip, County Of Suffolk And State Of New York.  
District 0500 Section 264.00 Block 03.00 Lot 018.002  
The approximate amount of the current Judgment lien is \$580,709.65 plus interest and costs. The Premises will be sold subject to provisions of the aforesaid Judgment of Foreclosure and Sale; Index # 066924/2014  
Justin N. Lite, Esq., Referee.  
MCCABE, WEISBERG & CONWAY, LLC, 10 Midland Avenue, Suite 205, Port Chester, New York 10573  
Dated: 12/13/2023 File Number: 17-302624 CA  
**IB, 8249, 1/25 - 2/1, 8, 15**

**IB, 8248, 1/25 - 2/1, 8, 15**

**NOTICE OF SALE SUPREME COURT - COUNTY OF SUFFOLK**

U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2016-CTT Plaintiff,  
Against  
RONALD THOMAS A/K/A RONALD S. THOMAS, JR., ALVIERA THOMAS, ET AL  
Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale, duly entered 03/08/2019, I, the undersigned Referee, will sell at public auction, at Islip Town Hall, 655 Main St., Islip, NY 11751, on 2/26/2024 at 1:00PM, premises known as 1068 Martinstein Avenue, Bay Shore, New York 11706, And Described As Follows:  
ALL that certain plot piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town Of Islip, County Of Suffolk And State Of New York.  
District 0500 Section 264.00 Block 03.00 Lot 018.002  
The approximate amount of the current Judgment lien is \$580,709.65 plus interest and costs. The Premises will be sold subject to provisions of the aforesaid Judgment of Foreclosure and Sale; Index # 066924/2014  
Justin N. Lite, Esq., Referee.  
MCCABE, WEISBERG & CONWAY, LLC, 10 Midland Avenue, Suite 205, Port Chester, New York 10573  
Dated: 12/13/2023 File Number: 17-302624 CA  
**IB, 8249, 1/25 - 2/1, 8, 15**

**NOTICE OF SALE SUPREME COURT COUNTY OF SUFFOLK, U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF THE TRUMAN 2021 SC9 TITLE TRUST, Plaintiff, vs. JOANNE CAMPBELL, ET AL., Defendant(s).**

Pursuant to a Judgment of Foreclosure and Sale duly entered on November 27, 2023, I, the undersigned Referee will sell at public auction at the Islip Town Hall, 655 Main Street, Islip, NY 11751 on February 28, 2024 at 9:00 a.m., premises known as 175 Grand Boulevard, Brentwood, NY 11717. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Islip, County of Suffolk and State of New York, District 0500, Section 162.00, Block 02.00 and Lot 116.000. Approximate amount of judgment is \$171,854.41 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #200762/2022. COVID-19 safety protocols will be followed at the foreclosure sale.  
Sabita Hajaree-Ramsaran, Esq., Referee  
Friedman Vartolo LLP, 85 Broad Street, Suite 501, New York, New York 10004, Attorneys for Plaintiff.  
Firm File No. 231579-1  
**IB, 8250, 1/25 - 2/1, 8, 15**

**NOTICE OF SALE SUPREME COURT COUNTY OF SUFFOLK, U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF THE TRUMAN 2021 SC9 TITLE TRUST, Plaintiff, vs. JOANNE CAMPBELL, ET AL., Defendant(s).**

Pursuant to a Judgment of Foreclosure and Sale duly entered on November 27, 2023, I, the undersigned Referee will sell at public auction at the Islip Town Hall, 655 Main Street, Islip, NY 11751 on February 28, 2024 at 9:00 a.m., premises known as 175 Grand Boulevard, Brentwood, NY 11717. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Islip, County of Suffolk and State of New York, District 0500, Section 162.00, Block 02.00 and Lot 116.000. Approximate amount of judgment is \$171,854.41 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #200762/2022. COVID-19 safety protocols will be followed at the foreclosure sale.  
Sabita Hajaree-Ramsaran, Esq., Referee  
Friedman Vartolo LLP, 85 Broad Street, Suite 501, New York, New York 10004, Attorneys for Plaintiff.  
Firm File No. 231579-1  
**IB, 8250, 1/25 - 2/1, 8, 15**

**NOTICE OF SALE SUPREME COURT COUNTY OF SUFFOLK, U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR J.P. MORGAN ALTERNATIVE LOAN TRUST 2006-S3, Plaintiff, vs. CHRISTOPHER A. WILSON AS ADMINISTRATOR AND HEIR TO THE ESTATE OF DOLORES WILSON, ET AL., Defendant(s).**

Pursuant to an Order Confirming Referee Report and Judgment of Foreclosure and Sale duly entered on July 14, 2023, I, the undersigned Referee will sell at public auction at the Islip Town Hall, 655 Main Street, Islip, NY 11751 on February 29, 2024 at 1:30 p.m., premises known as 7 Mel Court, Bay Shore, NY 11706. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Islip, County of Suffolk and State of New York, District 0500, Section 268.00, Block 01.00 and Lot 033.000. Approximate amount of judgment is \$620,917.50 plus interest and costs. Premises will be sold subject to provisions of filed Judgment and Terms of Sale.  
Index Number 602626/2015.  
ROBERT A. MACEDONIO, ESQ., Referee  
DRUCKMAN LAW GROUP PLLC  
Attorney(s) for Plaintiff  
242 Drexel Avenue, Westbury, NY 11590  
For sale information, please visit www.Auction.com or call (800) 280-2832.  
DLG# 36477  
(\* Islip Bulletin\*)

**NOTICE OF SALE SUPREME COURT COUNTY OF SUFFOLK, U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR J.P. MORGAN ALTERNATIVE LOAN TRUST 2006-S3, Plaintiff, vs. CHRISTOPHER A. WILSON AS ADMINISTRATOR AND HEIR TO THE ESTATE OF DOLORES WILSON, ET AL., Defendant(s).**

Pursuant to an Order Confirming Referee Report and Judgment of Foreclosure and Sale duly entered on July 14, 2023, I, the undersigned Referee will sell at public auction at the Islip Town Hall, 655 Main Street, Islip, NY 11751 on February 29, 2024 at 1:30 p.m., premises known as 7 Mel Court, Bay Shore, NY 11706. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Islip, County of Suffolk and State of New York, District 0500, Section 268.00, Block 01.00 and Lot 033.000. Approximate amount of judgment is \$620,917.50 plus interest and costs. Premises will be sold subject to provisions of filed Judgment and Terms of Sale.  
Index Number 602626/2015.  
ROBERT A. MACEDONIO, ESQ., Referee  
DRUCKMAN LAW GROUP PLLC  
Attorney(s) for Plaintiff  
242 Drexel Avenue, Westbury, NY 11590  
For sale information, please visit www.Auction.com or call (800) 280-2832.  
DLG# 36477  
(\* Islip Bulletin\*)

**NOTICE OF SALE SUPREME COURT - COUNTY OF SUFFOLK**

U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2016-CTT Plaintiff,  
Against  
RONALD THOMAS A/K/A RONALD S. THOMAS, JR., ALVIERA THOMAS, ET AL  
Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale, duly entered 03/08/2019, I, the undersigned Referee, will sell at public auction, at Islip Town Hall, 655 Main St., Islip, NY 11751, on 2/26/2024 at 1:00PM, premises known as 1068 Martinstein Avenue, Bay Shore, New York 11706, And Described As Follows:  
ALL that certain plot piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town Of Islip, County Of Suffolk And State Of New York.  
District 0500 Section 264.00 Block 03.00 Lot 018.002  
The approximate amount of the current Judgment lien is \$580,709.65 plus interest and costs. The Premises will be sold subject to provisions of the aforesaid Judgment of Foreclosure and Sale; Index # 066924/2014  
Justin N. Lite, Esq., Referee.  
MCCABE, WEISBERG & CONWAY, LLC, 10 Midland Avenue, Suite 205, Port Chester, New York 10573  
Dated: 12/13/2023 File Number: 17-302624 CA  
**IB, 8249, 1/25 - 2/1, 8, 15**

**PUBLIC NOTICES** SEND LEGAL NOTICES TO LIAOFFICE@LIADVANCE.NET

provisions of filed Judgment Index # 625207/2018. COVID-19 safety protocols will be followed at the foreclosure sale.

Robert A. Macedonio, Esq., Referee Eckert Seamans Cherin & Mellott, LLC, 10 Bank Street, Suite 700, White Plains, New York 10606, Attorneys for Plaintiff  
**IB, 8251, 1/25 - 2/1, 8, 15 |**

**REFEREE'S NOTICE OF SALE IN FORECLOSURE**  
**SUPREME COURT - COUNTY OF SUFFOLK**

SANTANDER BANK, N.A., Plaintiff - against - NANCY G. FLORES, et al Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale entered on October 21, 2020, I, the undersigned Referee will sell at public auction at the Islip Town Hall, 655 Main Street, Islip, NY 11751 on the 1st day of March, 2024 at 3:00 PM. All that certain plot, piece or parcel of land, situate, lying and being in Central Islip, in the Town of Islip, County of Suffolk, and State of New York.

Premises known as 39 Cornell Street, Islip, NY 11751.

(District: 0500, Section: 294.00, Block: 02.00, Lot: 131.000)

Approximate amount of lien \$243,054.05 plus interest and costs. Premises will be sold subject to provisions of filed judgment and terms of sale.

Index No. 603658/2019. Robert T. Fuchs, Esq., Referee.

Stein, Wiener & Roth LLP

Attorney(s) for Plaintiff

1400 Old Country Road, Suite 315

Westbury, NY

Tel. 516/742-1212

Dated: December 14, 2023

During the COVID-19 health emergency, bidders are required to comply with all governmental health requirements in effect at the time of sale including but not limited to, wearing face coverings and maintaining social distancing (at least 6-feet apart) during the auction, while tendering deposit and at any subsequent closing. Bidders are also required to comply with the Foreclosure Auction Rules and COVID-19 Health Emergency Rules issued by the Supreme Court of this County in addition to the conditions set forth in the Terms of Sale.

**IB, 8258, 2/1, 8, 15, 22 |**

**NOTICE OF SALE**  
**SUPREME COURT COUNTY OF SUFFOLK**

The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-12, Plaintiff

AGAINST

Curlin Miller; et al., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered April 20, 2018 I, the undersigned Referee will sell at public auction at the Islip Town Hall, 655 Main St., Islip, NY 11751 on March 4, 2024 at 9:30AM, premises known as 902 Broadway, Brentwood, NY 11717. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Town of Islip, County of Suffolk, State of New York, District 0500 section 248.00 Block 01.00 Lot 030.000. Approximate amount of judgment \$254,111.97 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index# 610885/2015. The auction will be conducted pursuant to the COVID-19 Policies Concerning Public Auctions of Foreclosed Property established by the Tenth Judicial District.

Richard Lavorata Jr., 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: December 28, 2023

**IB, 8261, 2/1, 8, 15, 22 |**

**NOTICE OF SPECIAL DISTRICT MEETING**  
**OF THE HAUPPAUGE PUBLIC LIBRARY**  
**TOWN OF ISLIP, COUNTY OF SUFFOLK, NEW YORK**  
**BUDGET VOTE AND TRUSTEE ELECTION**  
**APRIL 2, 2024**

NOTICE IS HEREBY GIVEN, that a Special District Meeting of the qual-

ified voters of the Hauppauge Public Library Special District, Town of Islip, Suffolk County, New York will be held in the Hauppauge Public Library, 1373 Veterans Memorial Highway, Hauppauge, New York (the "Library"), on April 2, 2024, from 9:30 am to 8:30 pm, for the purpose of voting, by paper ballot, upon the following items:

(1) To elect one (1) Library Trustee to a five year term commencing July 1, 2024 and ending June 30, 2029, as the result of the expiration of the term of office currently held by Julian Aptowitz, and

(2) To adopt the Annual Library District Budget for the fiscal year 2024/2025 and to authorize the requisite portion thereof to be raised by taxation on the taxable property of the Library District, and

FURTHER NOTICE IS HEREBY GIVEN, that petitions nominating candidates for the office of Library Trustee shall be filed in the Library (address above), between the hours of 10:00 a.m. and 5:00 p.m., Monday through Friday, and not later than 5:00 p.m., Monday, March 4, 2024. Each candidate must be a qualified voter, and must reside in the area served by the Library. Each petition must be directed to the "Clerk of the Vote" and must be signed by at least twenty five (25) qualified voters of the Library District. Such petition must state the name and the residence of each signer and the name and residence of the candidate; and FURTHER NOTICE IS HEREBY GIVEN, that the Library Board of Trustees will hold a special budget hearing for the purpose of discussion of the proposed 2024 - 25 Library budget on March 25, 2024 at 7:00 pm, in the Library (address above). All residents of the Library District are invited to attend; and FURTHER NOTICE IS HEREBY GIVEN, that copies of the annual estimated expenditures for the 2024 - 25 Library budget to be voted upon, together with the text of any resolution which will be presented to the voters, shall be available in the Library, between the hours of 10:00 a.m. and 4:00 p.m. commencing March 15, 2024 and each weekday thereafter through April 2, 2024; and

FURTHER NOTICE IS HEREBY GIVEN, that personal registration of voters is required either pursuant to Education Law § 2014 or Election Law Article 5. If a voter has previously registered to vote pursuant to Education Law § 2014, and has voted at any annual or special Library District meeting within the past four (4) years, such voter is eligible to vote and not required to re-register. In addition, all those who registered to vote with the Board of Elections of Suffolk County prior to March 26, 2024 shall be entitled to vote at this Special Library District meeting, notwithstanding their failure to previously register with the Library District. All other persons who wish to vote must register. A person who will have resided in the Library District for a period of at least thirty (30) days prior to the day of the vote, is a citizen of the United States and at least eighteen (18) years of age, shall be qualified to register to vote; and

FURTHER NOTICE IS HEREBY GIVEN, that the members of the Board of Registration will meet at the Library (address above) on March 26, 2024 between the hours of 5:00 p.m. and 7:00 p.m. to prepare the Register of the Special Library District, and any person shall be entitled to have his or her name placed upon such Register provided that at such meeting of the Board of Registration he or she is known or proven to the satisfaction of the members of the Board of Registration to be entitled to vote at the April 2, 2024 meeting. The Register will thereafter be filed in the Library where it will be open for inspection on each of the five (5) days prior to April 2, 2024, excluding Sundays and holidays, between the hours of 10:00 a.m. and 4:00 p.m.; and FURTHER NOTICE IS HEREBY GIVEN, that pursuant to the provisions of Education Law § 2018-a, absentee ballots may be applied for at the Library during regular business hours. Such applications must

be received by the Clerk of the Vote no later than seven (7) days prior to the vote if the ballot is mailed to the voter, or no later than the day prior to the vote if the ballot is to be personally delivered to the voter. No absentee voter's ballot shall be canvassed, unless it shall have been received in the Library no later than 5:00 p.m., prevailing time, on the day of the election. A list of all persons who were issued absentee ballots will be available in the Library each of the five (5) days prior to the day of the vote, except Sundays and holidays; and FURTHER NOTICE IS HEREBY GIVEN, that a qualified voter whose ability to appear personally at the polling place is substantially impaired by reasons of permanent illness or physical disability and whose registration record has been marked "permanently disabled" by the Board of Elections shall be entitled to receive an absentee ballot without making separate application for such absentee ballot.

Dated: Hauppauge, New York January 17, 2024

BY ORDER OF THE BOARD OF TRUSTEES OF THE HAUPPAUGE PUBLIC LIBRARY  
Matthew Bollerman, Secretary  
**IB, 8263, 2/1, 8, 15, 22 |**

**NOTICE OF SALE**  
**SUPREME COURT COUNTY OF SUFFOLK, THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2005-8, Plaintiff, vs. GEORGE GRANADOS, ET AL., Defendant (s).**

Pursuant to a Judgment of Foreclosure and Sale duly entered on November 1, 2023, I, the undersigned Referee will sell at public auction at the Islip Town Hall, 655 Main Street, Islip, New York 11751 on March 6, 2024 at 2:00 P.M., premises known as 27 E MAPLE STREET, CENTRAL ISLIP, NY 11722. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Islip, County of Suffolk and State of New York, District: 0500, Section: 122.00, Block: 01.00, Lot: 057.000. Approximate amount of judgment is \$510,780.25 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index # 601890/2015. 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 Mortgagee, the Mortgagee, the Mortgagee's attorney, or the Referee. For Sale information, please visit Auction.com at [www.Auction.com](http://www.Auction.com) or call (800) 280-2832.

JONATHAN ALLEN BAUM, Esq., Referee

Roach & Lin, P.C., 6851 Jericho Turnpike, Suite 185, Syosset, New York 11791, Attorneys for Plaintiff  
**IB, 8264, 2/1, 8, 15, 22 |**

**NOTICE OF SALE**  
**SUPREME COURT COUNTY OF SUFFOLK, WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF UPLAND MORTGAGE LOAN TRUST A, Plaintiff, vs. JAMAAL COOPER, ET AL., Defendant (s).**

Pursuant to a Judgment of Foreclosure and Sale duly entered on May 9, 2023 I, the undersigned Referee will sell at public auction at the Islip Town Hall located at 655 Main Street, Islip, New York on March 5, 2024 at 2:00 P.M., premises known as 4030 EXPRESS DRIVE S., RONKONKOMA, NY 11779. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Islip, County of Suffolk and State of New York District:0500, Section:045.00, Block: 03.00, Lot: 002.001. Approximate amount of judgment is \$500,089.02 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index # 201557/2022. 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 Mortgagee, the Mortgagee, the Mortgagee's attorney, or the Referee. ROBERT MACEDONIO, Esq., Referee

Roach & Lin, P.C., 6851 Jericho Turnpike, Suite 185, Syosset, New York 11791, Attorneys for Plaintiff  
**IB, 8265, 2/1, 8, 15, 22 |**

**SUPREME COURT OF THE STATE OF NEW YORK - COUNTY OF SUFFOLK**

U.S. BANK NATIONAL ASSOCIATION,

V.

ANGEL DIAZ, ET AL.

**NOTICE OF SALE**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated November 14, 2018, and entered in the Office of the Clerk of the County of Suffolk, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and ANGEL DIAZ, ET AL. are the Defendant(s). I, the undersigned Referee will sell at public auction at the ISLIP TOWN HALL, 655 MAIN STREET, ISLIP, NY 11751, on March 5, 2024 at 3:00PM, premises known as 49 NEVADA AVENUE, BAY SHORE, NY 11706: District 0500, Section 317.00, Block 01.00, Lot 071.000:

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE TOWN OF ISLIP, COUNTY OF SUFFOLK AND STATE OF NEW YORK

Premises will be sold subject to provisions of filed Judgment Index # 610336/2015. Peter R. McGreevy, 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.  
**IB, 8266, 2/1, 8, 15, 22 |**

**SUPREME COURT OF THE STATE OF NEW YORK - COUNTY OF SUFFOLK**

THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS SUCCESSOR TRUSTEE FOR JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF POPULAR ABS, INC. MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2005-2,

V.

YONG HUI SCHRAMM, AS HEIR AND DISTRIBUTTEE OF THE ESTATE OF NICHOLAS SCHRAMM, ET AL.

**NOTICE OF SALE**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 28, 2023, and entered in the Office of the Clerk of the County of Suffolk, wherein THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS SUCCESSOR TRUSTEE FOR JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF POPULAR ABS, INC. MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2005-2 is the Plaintiff and YONG HUI SCHRAMM, AS HEIR AND DISTRIBUTTEE OF THE ESTATE OF NICHOLAS SCHRAMM, ET AL. are the Defendant(s). I, the undersigned Referee will sell at public auction at the ISLIP TOWN HALL, 655 MAIN STREET, ISLIP, NY 11751, on March 1, 2024 at 1:00PM, premises known as 56 ORANGE STREET, CENTRAL ISLIP, NY 11722: District 0500, Section 188.00, Block 02.00, Lot 006.000:

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN THE TOWN OF ISLIP, COUNTY OF SUFFOLK, AND STATE OF NEW YORK

Premises will be sold subject to provisions of filed Judgment Index # 619252/2018. Annette Eaderesto, 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.  
**IB, 8267, 2/1, 8, 15, 22 |**

**SUPREME COURT OF THE STATE OF NEW YORK - COUNTY OF SUFFOLK**

NATIONSTAR MORTGAGE LLC,

V.

JENNIFER GRYZMALA, ET AL.

**NOTICE OF SALE**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 20, 2017, and entered in the Office of the Clerk of the County of Suffolk, wherein NATIONSTAR MORTGAGE LLC is the Plaintiff and JENNIFER GRYZMALA, ET AL. are the Defendant(s). I, the undersigned Referee will sell at public auction at the ISLIP TOWN HALL, 655 MAIN STREET, ISLIP, NY 11751, on March 1, 2024 at 12:00PM, premises known as 243 PECONIC ST, RONKONKOMA, NY 11779: District 0500, Section 102.00, Block 01.00, Lot 070.000:

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING AT RONKONKOMA, IN THE TOWN OF ISLIP, COUNTY OF SUFFOLK AND STATE OF NEW YORK

Premises will be sold subject to provisions of filed Judgment Index # 018103/2012. Gina Raio Bitsimis, 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.  
**IB, 8268, 2/1, 8, 15, 22 |**

**Supplemental Summons and Notice of Object of Action Supreme Court Of The State Of New York County Of Suffolk Action to Foreclose a Mortgage Index #: 618873/2023 U.S. Bank National Association, Not In Its Individual Capacity But Solely As Trustee For The RMAC Trust, Series 2018 G-C/T Plaintiff, vs Yatia Hopkins, Telisha Brown If Living, And If He/She 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 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, People Of The State Of New York, Town Of Islip Community Development Agency, Mortgage Electronic Registration Systems, Inc., As Nominee For Wilmington Finance, A Division Of AIG Federal Savings Bank, Clerk Of The Suffolk County Traffic & Parking Violations Agency, United States Of America On Behalf Of The IRS John Doe (Those unknown tenants, occupants, persons or corporations or their heirs, distributees, executors, administrators, trustees, guardians, assignees, creditors or successors claiming an interest in the mortgaged premises.)**

Defendant(s). Mortgaged Premises: 53 Hickory Street Central Islip, NY 11722 To the Above named Defendant: 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 Supplemental Summons, to serve a notice of appearance, on the Plaintiff(s) attorney(s) within twenty days after the service of this Supplemental Summons, exclusive of the day of service (or within 30

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days after the service is complete if this Supplemental 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. The Attorney for Plaintiff has an office for business in the County of Erie. Trial to be held in the County of Suffolk. The basis of the venue designated above is the location of the Mortgaged Premises. To Telisha Brown Defendant in this Action. The foregoing Supplemental Summons is served upon you by publication, pursuant to an order of HON. Thomas F. Whelan of the Supreme Court Of The State Of New York, dated the Sixteenth day of January, 2024 and filed with the Complaint in the Office of the Clerk of the County of Suffolk, in the City of Riverhead. The object of this action is to foreclose a mortgage upon the premises described below, originated by Mortgage Electronic Registration Systems, Inc. as nominee for Freedom Mortgage Corporation DBA CHL Mortgage dated January 20, 2015, executed by Yatia Hopkins and Telisha Brown to secure the sum of \$250,381.00. The Mortgage was recorded at Book 22570, Page 137 in the Office of the Suffolk County Clerk on February 27, 2015. The mortgage was subsequently assigned by an assignment executed December 3, 2019 and recorded on December 10, 2019, in the Office of the Suffolk County Clerk at Book 23086, Page 858. The mortgage was subsequently assigned by an assignment executed March 4, 2021 and recorded on March 20, 2021, in the Office of the Suffolk County Clerk at Book 23248, Page 804; The property in question is described as follows: 53 Hickory Street, Central Islip, NY 11722 HELP FOR HOMEOWNERS IN FORECLOSURE NEW YORK STATE LAW REQUIRES THAT WE SEND YOU THIS NOTICE ABOUT THE FORECLOSURE PROCESS. PLEASE READ IT CAREFULLY. SUMMONS AND COMPLAINT YOU ARE IN DANGER OF LOSING YOUR HOME. IF YOU FAIL TO RESPOND TO THE SUMMONS AND COMPLAINT IN THIS FORECLOSURE ACTION, YOU MAY LOSE YOUR HOME. PLEASE READ THE SUMMONS AND COMPLAINT CAREFULLY. YOU SHOULD IMMEDIATELY CONTACT AN ATTORNEY OR YOUR LOCAL LEGAL AID OFFICE TO OBTAIN ADVICE ON HOW TO PROTECT YOURSELF. SOURCES OF INFORMATION AND ASSISTANCE The state encourages you to become informed about your options in foreclosure. In addition to seeking assistance from an attorney or legal aid office, there are government agencies and non-profit organizations that you may contact for information about possible options, including trying to work with your lender during this process. To locate an entity near you, you may call the toll-free helpline maintained by the New York State Department of Financial Services at 1-800-342-3736 or the Foreclosure Relief Hotline 1-800-269-0990 or visit the department's website at WWW.DFS.NY.GOV. RIGHTS AND OBLIGATIONS YOU ARE NOT REQUIRED TO LEAVE YOUR HOME AT THIS TIME. YOU HAVE THE RIGHT TO STAY IN YOUR HOME DURING THE FORECLOSURE PROCESS. YOU ARE NOT REQUIRED TO LEAVE YOUR HOME UNLESS AND UNTIL YOUR PROPERTY IS SOLD AT AUCTION PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE. REGARDLESS OF WHETHER YOU CHOOSE TO REMAIN IN YOUR HOME, YOU ARE REQUIRED TO TAKE CARE OF YOUR PROPERTY AND PAY PROPERTY TAXES IN ACCORDANCE WITH STATE AND LOCAL LAW. FORECLOSURE RESCUE SCAMS Be careful of people who approach you with offers to "save" your home. There are individuals who watch for notices of foreclosure actions in order to unfairly profit from a homeowner's distress. You should be extremely careful about any such promises and any suggestions that you pay them a fee or sign over your deed. State law requires anyone offering such services for profit to enter into a contract which fully describes the services they will perform and fees

they will charge, and which prohibits them from taking any money from you until they have completed all such promised services. § 1303 NOTICE NOTICE YOU ARE IN DANGER OF LOSING YOUR HOME If you do not respond to this summons and complaint by serving a copy of the answer on the attorney for the mortgage company who filed this foreclosure proceeding against you and filing the answer with the court, a default judgment may be entered and you can lose your home. Speak to an attorney or go to the court where your case is pending for further information on how to answer the summons and protect your property. Sending a payment to your mortgage company will not stop this foreclosure action. YOU MUST RESPOND BY SERVING A COPY OF THE ANSWER ON THE ATTORNEY FOR THE PLAINTIFF (MORTGAGE COMPANY) AND FILING THE ANSWER WITH THE COURT. DATED: January 23, 2024 Gross Polowy LLC Attorney(s) For Plaintiff(s) 1775 Wehrle Drive, Suite 100 Williamsville, NY 14221 The law firm of Gross Polowy, LLC and the attorneys whom it employs are debt collectors who are attempting to collect a debt. Any information obtained by them will be used for that purpose. 79394  
**IB, 8269, 2/1, 8, 15, 22 |**

**NOTICE OF SALE SUPREME COURT COUNTY OF SUFFOLK 21st MORTGAGE CORPORATION, Plaintiff AGAINST JAMES L. NIXON; ALICIA G. NIXON, et al., Defendant(s)** Pursuant to a Judgment of Foreclosure and Sale duly entered December 13, 2023, I, the undersigned Referee will sell at public auction at the front steps of the Islip Town Hall, 655 Main Street, Islip NY 11751 on February 29, 2024 at 2:00PM, premises known as 1537 Agate Street, Bayshore (Town of Islip), NY 11706. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Town of Islip, County of Suffolk, and State of New York, District: 0500, Section: 244.00, Block: 01.00, Lot: 056.000. Approximate amount of judgment \$773,729.93 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #614170/2018. The aforementioned auction will be conducted in accordance with the SUFFOLK County COVID-19 Protocols located on the Office of Court Administration (OCA) website (<https://www2.nycourts.gov/Admin/oca.shtml>) and as such all persons must comply with social distancing, wearing masks and screening practices in effect at the time of this foreclosure sale. Robert A. Macedonio, Esq, Referee Rowlands, LeBrou & Griesmer, PLLC 480 BROADWAY, SUITE 250 SARATOGA SPRINGS, NY 12866 26829 79210  
**IB, 8270, 2/1, 8, 15, 22 |**

**NOTICE OF SALE SUPREME COURT COUNTY OF SUFFOLK, WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT INDIVIDUALLY BUT SOLELY AS TRUSTEE FOR FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2018-HB1, Plaintiff, vs. ANTONIO WILKIE AS HEIR AT LAW AND NEXT OF KIN OF JOYCE WILKIE, ET AL., Defendant(s).** Pursuant to a Judgment of Foreclosure and Sale duly entered on November 20, 2018, an Order Appointing Successor Referee duly entered on February 7, 2022, an Order Vacating Sale and for Extension of Time to Conduct Foreclosure Sale duly entered on January 6, 2023 and an Order for Extension of Time to Conduct Foreclosure Sale and Amend Caption duly entered on December 6, 2023, I, the undersigned Referee will sell at public auction at the Islip Town Hall, 655 Main Street, Islip, NY on March 4, 2024 at 1:30 p.m., premises known as 479 Wicks Road, Brentwood, NY 11717. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Islip, County of Suffolk and State of New York, District 0500, Section 049.00, Block 01.00 and Lot 003.000. Approximate amount of judgment is \$212,322.83 plus interest and costs.

Premises will be sold subject to provisions of filed Judgment Index # 612589/2015. COVID-19 safety protocols will be followed at the foreclosure sale.  
Danielle Coysh, Esq., Referee Greenspoon Marder, 590 Madison Avenue, Suite 1800, New York, NY 10022, Attorneys for Plaintiff  
**IB, 8271, 2/1, 8, 15, 22 |**

**REFEREE'S NOTICE OF SALE IN FORECLOSURE SUPREME COURT - COUNTY OF SUFFOLK DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY ABS CAPITAL I INC. TRUST 2006-HE4, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-HE4, Plaintiff - against - MICHAEL SIMPSON, et al Defendant(s).** Pursuant to a Judgment of Foreclosure and Sale entered on October 1, 2019, I, the undersigned Referee will sell at public auction at the Islip Town Hall, 655 Main Street, Islip, NY 11751 on the 13th day of March, 2024 at 1:00 PM. All that certain plot, piece or parcel of land situate lying and being in the Town of Islip, County of Suffolk and State of New York. Premises known as 8 Tennessee Avenue, Bay Shore, (Town of Islip) NY 11706. (SBL#: 0500-269.00-01.00-003.000) Approximate amount of lien \$458,536.87 plus interest and costs. Premises will be sold subject to provisions of filed judgment and terms of sale. Index No. 614499/2016. Brooke J. Breen, Esq., Referee. Davidson Fink LLP Attorney(s) for Plaintiff 400 Meridian Centre Blvd, Ste 200 Rochester, NY 14618 Tel. 585/760-8218 For sale information, please visit Auction.com at [www.Auction.com](http://www.Auction.com) or call (800) 280-2832 Dated: January 11, 2024 During the COVID-19 health emergency, bidders are required to comply with all governmental health requirements in effect at the time of sale including but not limited to, wearing face coverings and maintaining social distancing (at least 6-feet apart) during the auction, while tendering deposit and at any subsequent closing. Bidders are also required to comply with the Foreclosure Auction Rules and COVID-19 Health Emergency Rules issued by the Supreme Court of this County in addition to the conditions set forth in the Terms of Sale.  
**IB, 8273, 2/8, 15, 22, 29 |**

STATE OF NEW YORK  
SUPREME COURT: COUNTY OF SUFFOLK  
**NOTICE OF SALE IN FORECLOSURE**  
WELLS FARGO BANK, N.A., Plaintiff,  
v.  
MELANIE SUSAN LEWIS, ET AL. Defendants.

**PLEASE TAKE NOTICE THAT** In pursuance of a Judgment of Foreclosure and Sale entered in the Office of the County Clerk of Suffolk County on November 7, 2022, I, Susan A. DeNatale, Esq. the Referee named in said Judgment, will sell in one parcel at public auction on March 8, 2024 at the Islip Town Hall, 655 Main Street, Islip, NY, at 1:30 PM the premises described as follows: 77 Adams Road Apt 1D a/k/a 77-1D Adams Road a/k/a 77 Adams Road, Unit 1-D, Building C a/k/a 77 Adams Central Islip, NY 11722 SBL No.: 0500-055.01-01.00-131.000 ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Unit known as Unit No. C-1-D ("the Unit") in the building known as and by the street number 77 Adams Road, Central Islip, Town of Islip, Suffolk County, New York State. The premises are sold subject to the provisions of the filed judgment, Index No. 618665/2018 in the amount of \$83,937.81 plus interest and costs. The aforementioned auction will be conducted in accordance with the Court System's COVID-19 mitigation protocols and as such all persons must comply with social distanc-

ing, wearing masks and screening practices in effect at the time of this foreclosure sale.  
Woods Oviatt Gilman LLP Attorneys for Plaintiff 500 Bausch & Lomb Place Rochester, NY 14604 Tel.: 855-227-5072  
**IB, 8274, 2/8, 15, 22, 29 |**

**PUBLIC AUCTION NOTICE OF SALE OF COOPERATIVE APARTMENT SECURITY** By virtue of default in a security agreement dated August 17, 2006, executed by Thomas J. Reilly, Debtor, and in accordance with its rights as holder of the Security, JPMorgan Chase Bank, N.A., by Victor Rawner, Auctioneer, DCA # 1224356 will conduct a public sale of the security consisting of 343 shares of common stock allocated to Apt. 4812 in Birchwood on the Green Owners Corp. and all rights title and interest in and to a Proprietary Lease between said corporation and debtor for APARTMENT 4812 in a building known as and by the street address, 4812 Wilshire Lane, Unit 4812, Oakdale, NY 11769, together with fixtures and articles of personal property now or hereafter affixed to or used in connection with said apartment on the 29th Day of February, in the year 2024 at 12:00 PM on the front steps of the Islip Town Hall, 655 Main Street, Islip, NY 11751, in satisfaction of an indebtedness in the principal amount of \$137,225.00 plus interest, late fees, attorney's fees, maintenance in arrears and all other advanced charges, an accounting of which will be provided upon request. Such sale shall be subject to the terms of sale, any existing tenancy, and the consent of and payment of all sums due, if any, to Birchwood on the Green Owners Corp., and/or their attorneys. The secured party reserves the right to bid. Closing within 30 days. McCalla Raymer Leibert Pierce, LLC File # 21-09004NY 420 Lexington Avenue, Suite 840 New York, New York 10170 Attorneys for Secured Creditor  
**IB, 8275, 2/8, 15, 22 |**

**NOTICE OF LEGAL POSTPONE-MENT OF SALE SUPREME COURT COUNTY OF SUFFOLK** The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., Asset-Backed Certificates, SERIES 2006-22, Plaintiff AGAINST Ivan Young a/k/a Ivan E. Young; et al., Defendant(s) Pursuant to a Judgment of Foreclosure and Sale duly entered October 17, 2023 I, the undersigned Referee will sell at public auction at the Islip Town Hall, 655 Main St., Islip, NY 11751 on February 15, 2024 at 1:30PM, premises known as 226 Leaf Avenue, Central Islip, NY 11722. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Town of Islip, County of Suffolk, State of New York, District 0500 Section 140.00 Block 03.00 Lot 075.000. Approximate amount of judgment \$826,713.46 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index# 608195/2018. The auction will be conducted pursuant to the COVID-19 Policies Concerning Public Auctions of Foreclosed Property established by the Tenth Judicial District. Original Sale Date: January 23, 2024. Susan A. Denatale, 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: January 26, 2024  
**IB, 8276, 2/8 |**

**NOTICE OF SALE SUPREME COURT SUFFOLK COUNTY JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, Plaintiff against LAURO GUTIERREZ A/K/A LAURO E. GUTIERREZ, WHETHER HE/SHE BE ALIVE OR DEAD, OR THE SUCCESSOR IN INTEREST, IF ANY, OF SAID DEFENDANT WHO MAY BE DECEASED, AND THE RESPECTIVE HEIRS AT LAW, NEXT OF KIN, DISTRIBUTES,**

DEWISEES, GRANTEES, TRUSTEES, LIENORS, CREDITORS, ASSIGNEES AND SUCCESSORS IN INTEREST OF THE AFORESAID CLASSES OF PERSONS, IF THEY OR ANY OF THEM BE DEAD, AND THEIR RESPECTIVE HUSBANDS, WIVES OR WIDOWS, IF ANY, ALL OF WHOM AND WHOSE NAMES AND PLACES OF RESIDENCE ARE UNKNOWN TO THE PLAINTIFF, et al Defendant (s) Attorney for Plaintiff(s) Fein Such & Crane, LLP, 28 East Main Street, Suite 1800, Rochester, NY 14614. Pursuant to a Judgment of Foreclosure and Sale entered July 18, 2022, I will sell at public auction to the highest bidder at Islip Town Hall, 655 Main St., Islip, NY 11751 on March 13, 2024 at 1:30 PM. Premises known as 11 Taft Street, Brentwood, NY 11717. District 0500 Sec 116.00 Block 04.00 Lot 039.000. All that certain plot, piece or parcel of land, situate, lying and being in the Village of Brentwood, Town of Islip, County of Suffolk and State of New York. Approximate Amount of Judgment is \$536,415.78 plus interest, fees, and costs. Premises will be sold subject to provisions of filed Judgment Index No 616005/2017. The foreclosure sale will be conducted in accordance with 10th Judicial District's Covid-19 Policies and foreclosure auction rules. The Referee shall enforce any rules in place regarding facial coverings and social distancing. Robert Macedonio, Esq., Referee File # XCHNY166  
**IB, 8277, 2/8, 15, 22, 29 |**

**NOTICE OF SALE SUPREME COURT COUNTY OF SUFFOLK, WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST VII-A, Plaintiff, vs. JAMES J. BORDONARO, Defendant.** Pursuant to a Judgment of Foreclosure and Sale duly entered on December 12, 2023, I, the undersigned Referee will sell at public auction at the Islip Town Hall, 655 Main Street, Islip, NY 11751 on March 13, 2024 at 9:30 a.m., premises known as 1707 North Gardiner a/k/a 1707 North Gardiner Drive, Bayshore, NY 11706. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Islip, County of Suffolk and State of New York, District 0500, Section 180.00, Block 03.00 and Lot 041.000. Approximate amount of judgment is \$355,672.55 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index # 039422/2011. COVID-19 safety protocols will be followed at the foreclosure sale. Michelle Aulivola, Esq., Referee Friedman Vartolo LLP, 85 Broad Street, Suite 501, New York, New York 10004, Attorneys for Plaintiff. Firm File No. 171913-1  
**IB, 8278, 2/8, 15, 22, 29 |**

**NOTICE OF SALE SUPREME COURT COUNTY OF SUFFOLK, U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE FOR BKPL-EG HOLDING TRUST, Plaintiff, vs. DENNIS M. OKULA A/K/A DENNIS OKULA, ET AL., Defendant(s).** Pursuant to a Judgment of Foreclosure and Sale duly entered on December 12, 2023, I, the undersigned Referee will sell at public auction at the Islip Town Hall, 655 Main Street, Islip, NY 11751 on March 12, 2024 at 1:30 p.m., premises known as 14 South Street, West Islip, NY 11795. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Islip, County of Suffolk and State of New York, District 0500, Section 467.00, Block 01.00 and Lot 001.000. Approximate amount of judgment is \$448,153.25 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #201483/2022. COVID-19 safety protocols will be followed at the foreclosure sale. Robert A. Macedonio, Esq., Referee Friedman Vartolo LLP, 85 Broad Street, Suite 501, New York, New York 10004, Attorneys for Plaintiff.

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Firm File No. 221839-1  
**IB, 8279, 2/8, 15, 22, 29 |**

**NOTICE OF SALE**

SUPREME COURT COUNTY OF SUFFOLK, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR REGISTERED HOLDERS OF LONG BEACH MORTGAGE LOAN TRUST 2006-8, ASSET-BACKED CERTIFICATES, SERIES 2006-8, Plaintiff, vs. JOSE VELEZ A/K/A JOSE F. VELEZ, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on January 6, 2020 and an Order Extending Time to Notice and Conduct Sale and Supplement Judgment duly entered on May 31, 2022, I, the undersigned Referee will sell at public auction at the Islip Town Hall, 655 Main Street, Islip, NY 11751 on March 13, 2024 at 10:00 a.m., premises known as 128 Oray Street, Brentwood, NY 11717. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Islip, County of Suffolk and State of New York, District 0500, Section 185.00, Block 03.00 and Lot 028.000. Approximate amount of judgment is \$550,436.25 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #610009/2017. COVID-19 safety protocols will be followed at the foreclosure sale.

Bruce W. Farquharson, Esq., Referee Eckert Seamans Cherin & Mellott, LLC, 10 Bank Street, Suite 700, White Plains, New York 10606, Attorneys for Plaintiff  
**IB, 8280, 2/8, 15, 22, 29 |**

**PUBLIC NOTICE**

NOTICE IS HEREBY GIVEN that the Zoning Board of Appeals of the Town of Islip will hold a public hearing on Tuesday, February 13, 2024 at Town Hall, 655 Main Street, Islip, NY on the following applications at the times listed or as soon thereafter as they may be reached. At such time all interested parties will be given an opportunity to be heard. Any disabled person who needs a sign language interpreter or special accommodations to attend this meeting is asked to please contact Constituent Services at 631-224-5380 as early as possible in order for the Town to accommodate. The hearing may be viewed live over the internet. Visit islipny.gov for details.

Dated: 02/02/2024 Donald A. Rettaliata, Jr. Chairman  
 Islip, New York Zoning Board of Appeals

6:00 P.M. MARK W. and VALERIE A. SHIVERS - permission to leave pool patio having side yard of 5.5 feet instead of required 6 feet and pool equipment having side yard of 4 feet and rear yard of 5.5 feet instead of the required 6 feet each, Res. A District, east side of Handsome Avenue (#49), 566.95 feet north of Maple Street, Sayville, NY (0500-408.00-04.00-004.000)

6:00 P.M. NATHANIEL D. and JUSTINE M. FOX - permission to leave pool patio having side yard of 3 feet instead of required 6 feet, Res. B District, west side of Belmore Avenue (#224), 559.26 feet north of Madison Street, East Islip, NY (0500-323.00-02.00-055.000)

6:00 P.M. JOEL PENA NUNEZ and FRANCIS J. GARCIA - permission to leave patio having side yard of 1.5 feet and driveway having side yard of 3 feet instead of of required 4 feet each, Res. A District, north side of Bruce Lane (#29), 1,022.63 feet east of Commack Road, Brentwood, NY (0500-202.00-03.00-037.000)

6:00 P.M. ISAMAR LIRIANO FRIAS, ISANGELA LIRIANO FRIAS and CAROLINA F. FRIAS - permission to use dwelling for two-family, family use only pursuant to Islip Town Code Section 68-419.1, Res. A District, east side of Montauk Avenue (#55), 779.15 feet north of Commack Road, Brentwood, NY (0500-203.00-02.00-033.001)

6:00 P.M. NICHOLAS R. and AMANDA KOCH - permission to erect second story addition with porch leaving side yard of 23.2 feet instead of required 25 feet and total side yards of 41.4 feet instead of required 60 feet, Res. AAA District, west side of Seaman Avenue (#130), 82.18 feet north of Browns River Road, Bayport, NY (0500-410.00-01.00-012.000)

Adjourned from January 16, 2024 6:00 P.M. CRAIG G. and MELISSA D. WATKINS - permission to install inground pool leaving side and rear yards of 5 feet instead of required 10 feet each, and to leave driveway on side property line not having required setback of 4 feet, Res. B District, west side of Washington Place (#2012), 200 feet north of West 5th Street, West Islip, NY (0500-362.00-04.00-058.000)

6:00 P.M. AJME REALTY LLC - permission to leave second-story addition resulting in floor area ratio of 29.5% instead of permitted 25%, driveway having side yard of 1 foot instead of required 4 feet and 4-foot fence in sight distance triangle exceeding permitted height of 3 feet, Res. B District, north side of Palm Road (#6), 150 feet west of Brook Avenue, Bay Shore, NY (0500-341.00-02.00-133.000)

6:00 P.M. CARLL DRIVE PROPERTIES LLC - permission to leave roofline alteration having side yard of 10.6 feet and roof (2' x 8') over entrance platform having side yard of 6.8 feet instead of required 14 feet each and patio on side property line instead of required 4 feet, Res. B District, east side of Carll Drive (#1009), 225 feet south of Babe Ruth Street, Bay Shore, NY (0500-416.00-02.00-096.000)

6:00 P.M. WEST ADAMS REALTY LLC - permission to leave one-story addition (14.8' x 31.4) having side yard of 13.7 feet and one-story addition (5' x 22' Irrg.) having side yard of 12.2 feet instead of 14 feet each and total side yards of 22.7 feet instead of required 28 feet, Res. B District, west side of Everdell Avenue (#540), 202 feet south of Edmore Lane, West Islip, NY (0500-467.00-03.00-022.000)

6:00 P.M. DEW FLAG LLC - permission to leave two-story addition having second front yard of 24.5 feet instead of required 30 feet, 4-foot fence (on 18" wall) having second front yard of 0.4 feet instead of required 10 feet and to leave walls (18 - 24" high) on front, second front and side property lines not having required setback of 4 feet each, Res. AA District, northeast corner of Joshua's Path (#1851) and Evergreen Avenue, Central Islip, NY (0500-097.00-03.00-030.001)

6:00 P.M. KIM GEHM - permission to leave shed having front yard of 15.9 feet instead of required 35 feet and 6-foot fence having front yard of 7.1 feet instead of required 10 feet, Residence AA/278 Cluster, southwest corner of Old Post Road (#100) and Townline Road Hauppauge, NY (0500-007.00-01.00-008.074)

6:30 P.M. DAVID REID - permission to erect second story addition (24.2' x 28') leaving side yard of 11.5 feet and one-story addition (12' x 25.9') leaving side yard of 13.7 feet instead of required 14 feet each and one-story addition (4.3' x 12.3') all having floor area ratio of 28.3% instead of permitted 25% and to install cellar entrance leaving side yard of 7.84 feet instead of required 14 feet, Res. B District, north side of Hemlock Street (#33), 250 feet west of Boulevard Avenue Central Islip, NY (0500-100.00-02.00-006.000)

6:30 P.M. ANGEL NELSON VELASQUEZ and MARIA VELASQUEZ - permission to leave cellar entrance having side yard of 6.3 feet instead of permitted encroachment setback of 8 feet and driveway on side property line (currently encroaching) not having required setback of 4 feet, Res. B District, east side of Madison Avenue (#13), 168.2 feet north of Spruce Street, Brentwood, NY (0500-137.00-01.00-039.000)

6:30 P.M. NICOLE VELLECCA and CHRIS SCARPA - permission to erect second story addition (29.2' x 31') leaving side yards of 7.9 feet and 17.6 feet instead of required 25 feet each and total side yards of 25.5 feet instead of required 60 feet, Res. AAA District, east side of Smith Avenue (#355), 1233.7 feet south of Union Place, Islip, NY (0500-422.00-03.00-040.000)

6:30 P.M. DANIELA MUNOZ - to renew permit for accessory apartment pursuant to Islip Town Code Section 68-616, Res. A District, west side of Commack Road (#278), 120.80 feet north of Brook Street, Islip, NY (0500-294.00-01.00-100.002)

6:30 P.M. STEPHEN and JACQUELIN GATES - permission to install inground pool leaving side

yard of 6 feet instead of required 14 feet, Res. A District, east side of Commack Road (#339), 296.43 feet north of 47th Street, Islip, NY (0500-294.00-01.00-079.001)

6:30 P.M. MICHAEL L. and DONNA SVENDSEN PLACENTE - permission to install inground pool leaving side and rear yard of 8 feet instead of required 14 feet each and pool equipment leaving side yard of 3 feet instead of required 6 feet, Res. A District, west side of Edgewater Avenue (#235), 89.42 feet north of Harriet Road, Bayport, NY (0500-410.00-07.00-025.000)

6:30 P.M. KIM AXELRAD - permission to leave detached garage (23.4' x 28.1') having side yard of 3.9 feet instead of required 10 feet, corral having side yard of 3.5 feet instead of required 10 feet and driveway having side yard of 1.1 feet instead of required 4 feet, Res. AA District, east side of Montauk Avenue (#851), 250 feet south of Oceanside Street Islip Terrace, NY (0500-231.00-02.00-020.000)

Adjourned from January 16, 2024 6:30 P.M. DENIS A. VELIS - permission to leave gazebo over outdoor kitchen having side yard of 1.1 feet, patio having side yard of 0.1 feet and driveway having side yard of 2 feet instead of required 4 feet each, Res. A District, west side of Race Place (#26), 1,015 feet north of Berard Boulevard, Oakdale, NY (0500-353.00-01.00-013.000)

7:00 P.M. CAROLINE R. SHELTON - permission to subdivide parcel into three lots: Lot A - to leave one-story dwelling on lot having width of 66.43 feet instead of required 75 feet, Lot B - to erect two-story dwelling on lot having width of 66.43 feet instead of required 75 feet, and Lot C - to erect two-story dwelling on lot having width of 66.43 feet instead of required 75 feet, Res. A District, west side of North Clinton Avenue (#1434), 105 feet north of Kristin Court, Bay Shore, NY (0500-289.00-05.00-047.000)

7:00 P.M. DULCE NUNEZ and GUILLERMO MARMOL - permission to establish accessory apartment pursuant to Islip Town Code Section 68-602, Res. AA District, south side of Nostrand Avenue (#40), 400 feet west of Bergen Street, Brentwood, NY (0500-096.00-01.00-085.000)

7:00 P.M. LILLIAM CABRERA SALDANA and PEDRO CARRION CHAVEZ - permission to reconstruct two-story barn leaving height of 20 feet instead of permitted 14 feet and gross floor area exceeding ground floor area of dwelling, Res. AAA District, west side of Deer Path Road (#32), 750 feet south of Sportsmen Street, Central Islip, NY (0500-167.00-01.00-001.000)

**IB, 8281, 2/8 |**

**ACCOUNTING CITATION**

File No. 2020-3453/B  
 FILED SURROGATE'S COURT SUFFOLK COUNTY JAN 31 2024  
 DOREEN A. QUINN CHIEF CLERK  
 SURROGATE'S COURT - SUFFOLK COUNTY CITATION  
 THE PEOPLE OF THE STATE OF NEW YORK, By the Grace of God Free and Independent

TO ESTATE OF MEYER YOURMAN BY NORA ELLEN WOLIN EXECUTOR: WAYNE YOURMAN; ANNETTE YOURMAN FRANK; RICHARD MARK YOURMAN; SUSAN YOURMAN KLIPPER; ERNEST EDWARD YOURMAN; WILLIAM QUENTIN YOURMAN; ROBIN DUNNER; ERIC FORREST WAYNE FORREST; HEIDI HLEUKA; ESTATE OF ADRIENE FORREST BY ALICIA BETTENCOURT ADMINISTRATOR: JEAN MANLEY; JAMES HERBERT REBECCA BOOTH; RENE ROSEN; LIBERTY MUTUAL INSURANCE COMPANY c/o JASPER SURETY AGENCY, LLC; ATTORNEY GENERAL OF THE STATE OF NEW YORK on behalf of the unknown distributees, heirs at law and next-of-kin of MAXINE YOURMAN, deceased, if any be living; and if any be dead, their respective distributees, heirs at law, next of kin, legatees, devisees, executors, administrators, assigns and successors in interest, all of whose names, whereabouts and addresses are unknown and cannot be ascertained with due diligence, being any persons interested in the Estate of MAXINE YOURMAN, deceased, as distributes or otherwise.  
 A petition and an account having

been duly filed by THE PUBLIC ADMINISTRATOR OF SUFFOLK COUNTY, whose address is 300 Center Drive, Riverhead, New York.

YOU ARE HEREBY CITED TO SHOW CAUSE before the Surrogate's Court, Suffolk County, at 320 Center Drive, Riverhead, New York 11901 on March 19, 2024, at 9:30 o'clock in the forenoon of that day, why the account of proceedings of the PUBLIC ADMINISTRATOR OF SUFFOLK COUNTY, as Administrator of the Estate of MAXINE YOURMAN, deceased, a summary of which has been simultaneously served herewith, why the account of proceedings should not be judicially settled, and that the Court approve Petitioner's commissions pursuant to SCPA 2307(1) in the amount of \$109,238.62 minus advanced commissions granted by Court order dated April 18, 2023 in the amount of \$54,552.92 leaving a balance due of \$54,685.70, plus additional expenses pursuant to SCPA 1207(4) in the sum of \$5,375.00; and that the court fix and determine the legal fees of Donald Novick, Esq., petitioner's attorney, pursuant to SCPA 1206(3) in the sum of \$27,500.00 plus reimbursement for disbursements in the sum of \$2,560.00; and that the amount of \$500.00 be retained by the Administrator for the preparation and filing of the final estate income tax returns; and that the balance on hand, plus accrued interest, after the payment of administration expenses be paid 100% unto the New York State Comptroller on behalf of unknown distributees; and that process be issued to all necessary parties who have not appeared to show cause why the relief requested should not be granted; and that an order be granted directing the service of process pursuant to the provisions of SCPA Article 3 upon such persons named in Paragraph (6) whose names or whereabouts are unknown and cannot be ascertained or who may be persons on whom service by personal delivery cannot be made; and that the Public Administrator of Suffolk County, as Administrator, and his bond be released and the surety, Liberty Mutual Insurance Company, be discharged; and that the Court grant such other and further relief it deems just and proper.

NO IN-PERSON APPEARANCE IS REQUIRED

If you oppose the Court granting the relief requested on this citation, you must file verified objections, with the appropriate filing fee, or inform the Court in writing of your intention to file verified objections using New York State Courts Electronic Filing (NYSCEF), except that unrepresented parties may file verified objections, with the appropriate filing fee, or respond indicating such intent by mail provided that the Court receives the verified objections or response on or before the second day preceding the return date listed above. Failure to do so will result in an assumption that you do not object to the Court granting the relief in this matter and no further notice will be given to you.

Dated, Attested and Sealed,  
 January 31, 2024  
 HON. VINCENT J. MESSINA, JR. Surrogate  
 DOREEN A. QUINN, Chief Clerk  
 Firm Name: DONALD NOVICK, ESQ  
 Tel. No.: 631-547-0300

Address of Attorney: 202 EAST MAIN STREET, SUITE 208, HUNTINGTON, NEW YORK 11743  
 Email: dnovick@novicklawgroup.com

[Note: 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. You may request one adjournment provided that the Court receives such request in writing on or before the second day preceding the date listed above. No further adjournments shall be granted absent good cause shown.]  
**IB, 8282, 2/8, 15, 22, 29 |**

**NOTICE OF PUBLIC HEARING**

RPTL Section 459-c  
 DATE: February 13, 2024  
 TIME: 4:30 p.m.

LOCATION: Woodhull School, Fire Island UFSD, 75 Surf Road, Corneille Estates PURPOSE:

LEGAL NOTICE IS HEREBY GIVEN that pursuant to Section 459-c of the Real Property Tax Law, the Board of Education of the Fire Island School District will hold a public hearing on February 13, 2024, at 4:30 p.m., prevailing time, at the Woodhull School, 75 Surf Road, Corneille Estates. The purpose of this public hearing is to provide an opportunity for interested parties and citizens to be heard regarding a proposed resolution related to the exemption of school taxes for qualifying persons with limited income and disabilities, as provided for by Real Property Tax Law § 459-c. The resolution authorizes the following adjustments to the definition of income for purposes of the exemption:

- Excludes social security benefits from income for purposes of the exemptions;
- Includes taxable IRA distributions or distributions from a retirement account in income; and
- Allows income to be offset by all medical and prescription drug expenses actually paid that were not reimbursed or paid for by insurance.

Upon the conclusion of this public hearing, the Board of Education intends to vote on this proposed resolution at its public meeting on February 13, 2024. Said hearing may be adjourned from time to time as necessary.  
**IB, 8283, 2/8 |**

**NOTICE OF PUBLIC HEARING**  
RPTL Section 467

DATE: February 13, 2024  
 TIME: 4:30 p.m.

LOCATION: Woodhull School, Fire Island UFSD, 75 Surf Road, Corneille Estates PURPOSE:

LEGAL NOTICE IS HEREBY GIVEN that pursuant to Section 467 of the Real Property Tax Law, the Board of Education of the Fire Island School District will hold a public hearing on February 13, 2024, at 4:30 p.m., prevailing time, at the Woodhull School, 75 Surf Road, Corneille Estates. The purpose of this public hearing is to provide an opportunity for interested parties and citizens to be heard regarding a proposed resolution related to the exemption of school taxes for qualifying persons aged 65 and over with limited income, as provided for by Real Property Tax Law § 467. The resolution authorizes the following adjustments to the definition of income for purposes of the exemption:

- Excludes social security benefits from income for purposes of the exemptions;
- Includes taxable IRA distributions or distributions from a retirement account in income; and
- Allows income to be offset by all medical and prescription drug expenses actually paid that were not reimbursed or paid for by insurance.

Upon the conclusion of this public hearing, the Board of Education intends to vote on this proposed resolution at its public meeting on February 13, 2024. Said hearing may be adjourned from time to time as necessary.  
**IB, 8284, 2/8 |**

**PUBLIC NOTICE**

Please take notice and be informed that the Fair Harbor Fire District of the Town of Islip, County of Suffolk, State of New York will hold its regular monthly meetings for the year 2024 on the following dates at 12:00pm: Feb 25th and Mar 17th, and on the following dates at 10:30am: Apr 21st, May 19th, Jun 23rd, Jul 21st, Aug 18th, Sept 15th, and Oct 20th, and on the following dates at 12:00pm: Nov 17th and Dec 15th, at the firehouse Headquarters of said District located at 68 Bay Walk, Fair Harbor, New York.

This notification is being given to the public pursuant to the provision of section 94 of the Public Officers Law of the State of New York.

By order of the Board of Fire Commissioners of the Fair Harbor Fire District

Gina M. Marrone  
 District Secretary  
**IB, 8285, 2/8 |**

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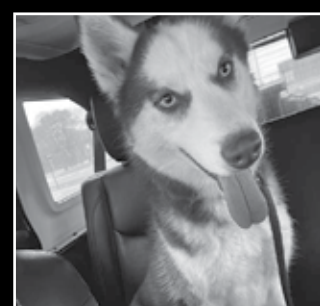
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# Insurance-covered counseling for children

In-home treatment provided by outpatient organization

COMPILED BY SAM DESMOND

Family Residences and Essential Enterprises is hosting a free mental health fair for families with children, 3 to 7 p.m. on Thursday, Feb. 8 at their Success Children's Outpatient Program 405 Locust Avenue in Oakdale.

The event will offer information and counselors available to discuss a range of services for both children with intellectual and behavioral disabilities and those without.

Most services are covered by Medicaid and other private insurances and available for children aged 6 to 18.

The first organization in Long Island

to conduct the practice, counselors will do in-home counseling sessions and offer counseling at a site of the client's choosing. Families can explore crisis and respite services, pre-employment transition services, self-advocacy assistance, supported employment and assistance for caregivers.

The Crisis Team, which is available 24-hours a day, seven days a week year-round, provides assistance to those families with special-needs children and adults who are experiencing issues.

"The goal is to de-escalate the situation. The respite component is designed to offer families the opportunity to receive short-term assistance for such things as appointments, times when the caregiver has a conflict, or even if he or she needs a break. Counselors will be on hand to explain how each service works and how families can access each," said a representative for the organization. ■



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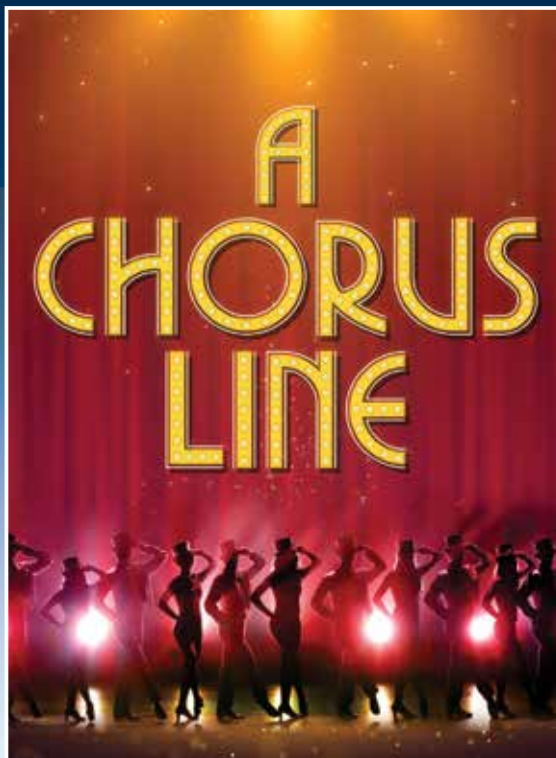
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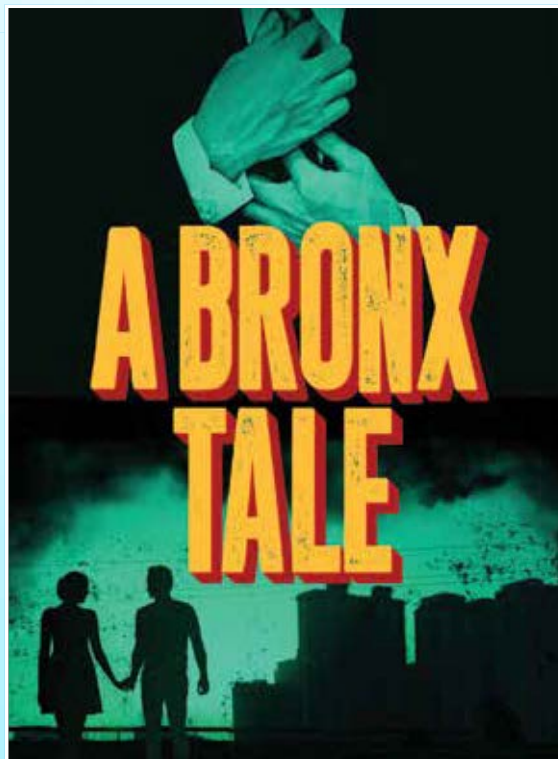
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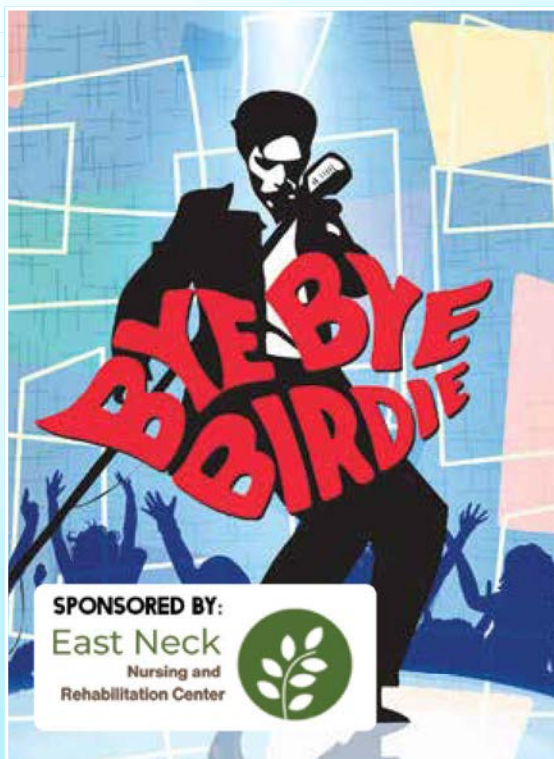
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