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Yonkers Rising

YonkersTimes.com

Friday August 23, 2024

Ten-Year-Old Yonkers Resident Adonis Crosby Makes a Difference:



Mayor Mike Spano with Adonis Crosby, and his generous donation of backpacks

In a heartwarming act of generosity, ten-year-old Adonis Crosby has stepped up to support Mayor Mike Spano's 13th Annual "Backpack to School" donation drive. Adonis Crosby is known to be a humble, ambitious, outspoken, loving and energetic young man who stays busy within the Yonkers community.

Starting at the early age of 4, Yonkers resident Adonis Crosby began reciting the Pledge of Allegiance for various events within the City of Yonkers. Some notable organizations he's lent his voice to include the National Council of Negro

continued on pg 4-

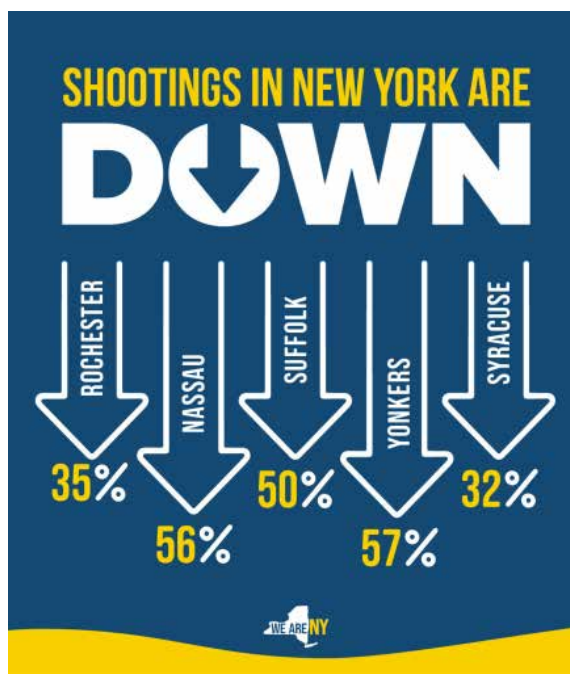
Stepinac HS Students From Yonkers Celebrate ESports Team's Success



Stepinac High School's ESports team celebrates its impressive 3rd place finish in its first Electronics Gaming Federal Overwatch National Championship.

See Story on Page 15-

Gov. Hochul Announces 57% Decline in Shootings in Yonkers



Governor Secured Nearly \$350 Million Investment To Reduce Gun Violence

On Aug. 20, Governor Kathy Hochul announced that shooting incidents with injury declined 29 percent through July 2024 compared to the same seven-month period last year, as reported by police departments participating in New York State's Gun Involved Violence Elimination (GIVE) initiative. This overall decline is the result of significant, sustained reductions in gun violence across communities served by the 28 police departments participating in GIVE.

In Yonkers, shootings were down 57%. "Keeping New York-

continued on pg 12-

Westchester Democrats Attend DNC Convention in Chicago



above: State Senate Majority Leader Andrea Stewart-Cousins, Governor Kathy Hochul and Spike Lee, as New York State casts its delegates for Kamala Harris for President

below: L-R-NYS United Teachers President Florence McCue, Samantha Rosado-Ciriello, Yonkers Federation of Teachers President, Deputy County Executive Ken Jenkins



By Dan Murphy

Westchester Democrats flocked to the Democratic National Convention in Chicago this week to nominate Kamala Harris for President. In attendance were State Senate Majority Leader Andrea Stewart-Cousins, County Executive George Latimer, State Senator Sheley Mayer, and Deputy County Executive Ken Jenkins. DNC Delegates from New York included White Plains Mayor Tom Roach, New Rochelle Mayor Yadira Ramos-Herbert, Yonkers Mayor Mike Spano and Westchester County Democratic Chair Suzanne Berger,

Assembly Speaker Heastie Visits Yonkers, Brings \$1 Million for Yonkers PAL



NY Assembly Speaker Carl Heastie, center, with Assemblyman Nader Sayegh, Councilwoman Tasha Diaz, Councilwoman Deana Robinson, Deputy Mayor Sue Gerry, Yonkers Police Commissioner Chris Sapienza, and members of the Yonkers PAL, at the Walshin Center

See Story on Pg 12-

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Burned Body Found in Yonkers Identified



Lutalo Henderson

A burned body found in Yonkers on Aug 5 has now been identified. Aziza Monique posted the following. “I did I want to be the person that would ever have to post something like this on Facebook. But before you all hear the confirmation on the news, you’re going to hear it from me first.

‘Unfortunately, my brother, Lutalo Henderson, is the person that was found in Yonkers two weeks ago. I’m sure some of you have already seen it on the news. This is a very disturbing situation. I would not wish this on my worst enemy. So please give us time to process this.

‘I’m not OK but I’m staying strong for my family. I love my brother dearly. Part of me feels missing and I’m angry. I pray they find the person who did this to him. May God have mercy on their soul.

‘My brother was a cool dude, and he did not deserve this. No one deserves something like this to ever happen to any of their family members. Right now, my brother’s closest friends and I will work on putting together a homecoming service for my brother. When those arrangements are made, I will definitely share them with you all.

‘In the meantime, please share with your family members how much you love them how much they mean to you stay safe and God bless”

Yonkers Police and Fire personel responded to a fire and discovered the body. The case was turned over to the NYPD, who used video camera surveilance to find a person walking with a shopping cart and the body on Rogers Place in the Bronx.

The investigation continues and no arrests have yet been made.

Changes to Real Estate Broker Compensation: It’s a New Ballgame



Hawthorne neighborhood

By Ralph Ragetté Jr

The National Association of REALTORS® (NAR) just made a significant move, settling lawsuits over real estate commissions by agreeing to pay \$418 million and rolling out changes across the Multiple Listing Services (MLS) nationwide. While they’re not admitting to any wrongdoing, these changes will impact how both buyers and sellers approach the market.

Here’s what you need to know:

No More MLS-Listed Commissions for Buyers

Sellers can no longer offer compensation to buyer brokers directly through the Multiple Listing Services (MLS). They still have the option to offer compensation as part of their overall marketing strategy, but it can’t be baked into the MLS listing. This means sellers will need to be more strategic about how they make their listings attractive to buyers.

Buyers Must Sign a Representation Agreement

If you’re a buyer, don’t expect to start touring homes without first signing a Buyer Representation Agreement. This agreement spells out the terms of your relationship with your agent, including what services they’ll provide, how much those services will cost, and what kind of value you’ll get from them. It’s a step toward more transparency, ensuring you know exactly what you’re getting into.

Broker Compensation: It’s a New Ball Game

One of the big shifts is in how broker compensation works. From here on out, buyers are on the hook for paying their own broker’s commission, while sellers take care of theirs. This change puts the negotiation squarely in the buyer’s lap, so make sure you’re having those conversations upfront. You’ve got three options: pay your broker directly, ask the seller to cover it, or request a closing concession.

What If You Can’t Afford Your Broker?

Don’t worry—you’ve got options:

Pay them directly: This is the straightforward route, where you handle the payment yourself. Ask the seller to pitch in: See if the seller is willing to cover your broker’s commission.

Negotiate a concession: You can also ask for a concession at closing to help with the cost.

See story on pg 13

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Westchester County Police Crack Down on Illegal Scooters and Mopeds



16 vehicles impounded; 54 summonses issued

Westchester County Police impounded 16 mopeds/scooters and wrote 54 summonses earlier this week to address the illegal operation of motorized or battery-powered vehicles, including on County bike paths and trail ways.

Motorized and battery-powered vehicles are prohibited from operating on these paved recreational paths, which are limited to use by bicyclists, joggers and walkers. It is also illegal to drive one on a sidewalk.

During the enforcement initiative on Wednesday, officers were deployed on the South County Trailway and Bronx River Pathway as well as at locations on adjacent streets where the pathways can be accessed.

Scooters and mopeds were impounded when their drivers were found to be operating without the required license, registration or insurance. Summonses were issued for these violations and other violations of Vehicle & Traffic Law.

“The use of unregistered and uninsured scooters and mopeds, driven by unlicensed or improperly licensed operators, poses unacceptable safety and quality-of-life issues – especially on sidewalks and bike paths,” Commissioner Terrance Raynor said.

In coordination with the WCPD initiative, several other agencies conducted similar enforcement in a variety of other locations. These agencies include the Yonkers Police Department, New York State Police, Bronxville Police Department and the NYPD in the Bronx.

Raynor thanked these agencies for their collaboration in addressing a shared public safety concern. Those agencies collectively reported impounding 25 mopeds and scooters and issuing about 150 summonses.

Owners/operators of scooters and mopeds, which are designated legally as “limited use motorcycles,” are reminded of the following:

- All limited-use motorcycles require valid registrations.
- Operators must have proper licenses to operate on public roadways.
- Mopeds and scooters are not permitted to operate on any sidewalks or bike paths.

County Legislator James Nolan thanked the police for taking action. “A few weeks ago, I posted about the increase in illegal mopeds and electric bikes in the area and the numerous emails and calls I received regarding this issue. After conducting some research, I discovered several loopholes in the laws. I made several recommendations for much-needed changes and took additional steps by reaching out to the Westchester County Police Department.

“I proposed a moped detail sweep, which was approved and successfully executed this past Wednesday night. Along with our local police department, New York State Troopers, Yonkers Police Department, and Bronxville Police Department joined forces to cover a wider area. I not only helped organize the effort but also accompanied the police on their operations.

“The moped detail was carried out on the Bronx River Parkway, the Saw Mill River Parkway, local streets in District 15, and on the South County Trail and the Bronx River Trail, where we had police on ATVs. I am committed to addressing this long-standing issue and ensuring public safety and quality of life for all constituents in District 15,” said Nolan.

It’s Back! New York Congestion Pricing!

By Eric Wolf Schoen



Some Politicians in New York State are phonies. They think, ‘We, the People’ are a bunch of dummies. We are not!

What’s worse? A politician who lies or a politician who doesn’t tell the truth. For me, they are just as bad, and this my friends is what’s going on at the state level today in New York.

Congestion pricing, one of my favorite topics, scheduled to go in effect earlier this summer, scrapped at the last minute minute by Governor Hochul based on public pressure, the New York economy and political pressure caused by elections (competitive races for Congress that could decide the Majority or Minority parties in The House and the Senate) has been brought out of the proverbial trash can and is up for discussion again.

So you ask, when will the discussion Begin. After Election Day, a busy time for many of us as we get ready for Thanksgiving and the holiday season and our minds turn to Turkey, Stuffing and Egg Nog. Time when the last thing on our minds is Congestion Pricing.

Does Governor Hochul have a calendar? Of course she does. So to play with our heads she makes a big splash putting a kibosh on Congestion Pricing, pissing off for lack of a better word her legislative colleagues and the few New Yorkers in favor of it (59 % of New Yorkers are against it) and getting a thumbs up from those against it. This is a temporary kibosh, and right before Labor Day, a time many of us are on vacation or heaven forbid watching political

Conventions (btw she got poor reviews for her prime time Democratic Convention speech) her ‘unnamed Aide’ says she is working with her staff on a revision of the New York Congestion Pricing Plan.

Let me remind you: The MTA Board, politicians many with limited knowledge of Public Transportation are part of this game too. They knew of the Governor’s scheme, and in order for them to continue getting their ‘piece of the action’ have to play by Hochul rules. The MTA Board is simply a rubber stamp for the Governor. It’s simple : you do what I want and I will do for you.

Let me just remind you that the Congestion pricing plan for New York City was poorly written. \$15 fee to enter the Congestion Zone most times of the day. Bottom line is there is no congestion at many times when a \$15 fee will be charged. They can tell from the toll monitoring currently done when Congestion Pricing should be in effect and the full amount which is ridiculously high should be charged.

Don’t forget that the Congestion Pricing tax on automobiles and trucks will not put a dime into street or infrastructure repair. The pothole you see today will be there tomorrow. The money just goes for buses and subways and tunnels for trains. That is why many are against the congestion pricing plan. Let’s not forget the MTA and their poor track record of spending money they have received over the years.

Friends I could go on and on. Congestion pricing in New York City today, Yonkers and White Plains tomorrow. You know the drill. This time it’s more than just a political Game. A scenario was in place, we did not know about it, and everything will change after Election Day. Sad situation!

Time to call the Governor and State Legislators to put an end to this game. ‘We, the People’ are not dummies.

continued on pg 13-

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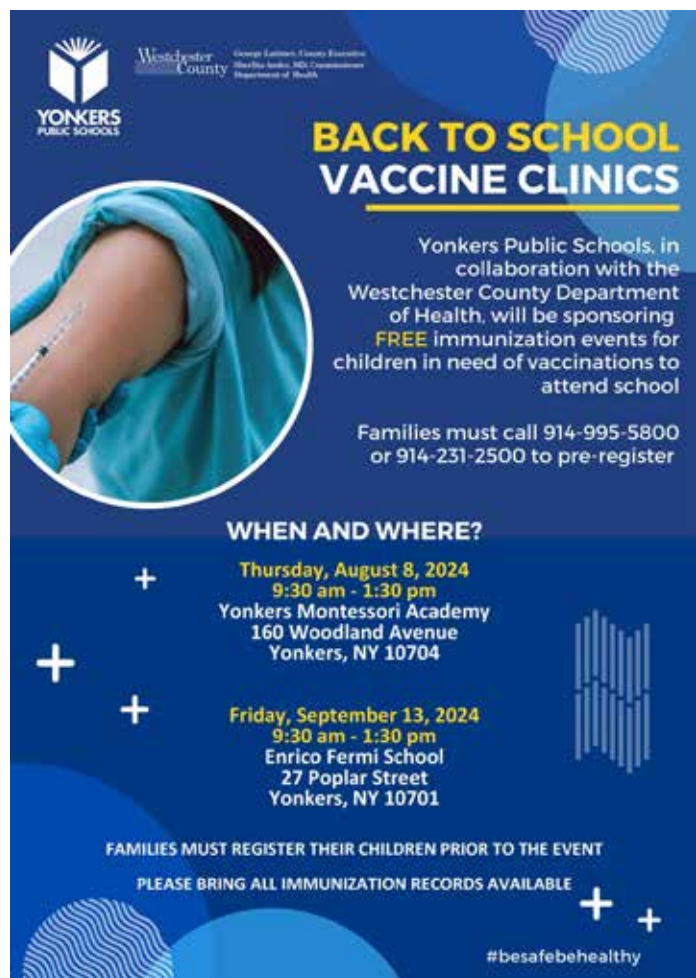
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Westchester County Dept. of Health to Give Free Back to School Vaccinations for Students



BACK TO SCHOOL VACCINE CLINICS

Yonkers Public Schools, in collaboration with the Westchester County Department of Health, will be sponsoring **FREE** immunization events for children in need of vaccinations to attend school.

Families must call 914-995-5800 or 914-231-2500 to pre-register.

WHEN AND WHERE?

- Thursday, August 8, 2024**
9:30 am - 1:30 pm
Yonkers Montessori Academy
160 Woodland Avenue
Yonkers, NY 10704
- Friday, September 13, 2024**
9:30 am - 1:30 pm
Enrico Fermi School
27 Poplar Street
Yonkers, NY 10701

FAMILIES MUST REGISTER THEIR CHILDREN PRIOR TO THE EVENT
PLEASE BRING ALL IMMUNIZATION RECORDS AVAILABLE

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The Westchester County Department of Health will book appointments now for its free back-to-school vaccine clinics to assure children have the vaccines they need to attend school this fall.

New this year, the County Health Department will bring vaccines to two Yonkers schools – the Yonkers Montessori Academy and the Enrico Fermi School – where any Yonkers student who is eligible for the state’s Vaccines for Children (VFC) program can receive free immunizations. Appointments are required; for scheduling, call 914-995-5800.

The County Health Department’s nurses will visit the Montessori Academy on Thursday, August 8, where they will provide Tdap, Meningitis and

Hepatitis B vaccines. On Friday, September 13, County Health Department nurses will give vaccines at the Enrico Fermi School.

The County Health Department is also expanding its vaccine appointments for all VFC eligible Westchester County students from 8:30 a.m. to 4:30 p.m. as follows:

- Mondays in the White Plains clinic;
- Fridays in the Yonkers clinic; and
- Thursdays, starting August 29, in the Yonkers clinic.

Health Commissioner Sherlita Amler, MD, said: “Yonkers schools have done a lot to encourage families to vaccinate their children, so we are pleased to support Yonkers parents by bringing free, convenient vaccines to their schools. Now is the right time for all parents to schedule vaccine visits for their children. If your child is eligible for Child Health Plus, Medicaid or has no insurance, we can help. You can also call your child’s healthcare provider.”

Children attending day care and Pre-K through 12th grade in New York State must receive all required doses of vaccines on the recommended schedule to attend or remain in school. Visit School Immunization Requirements to learn what vaccines your child needs.

The Westchester County Health Department Health Navigators can help families and individuals sign up for the health insurance they need. Those without a regular doctor can learn where to go for ongoing primary care. For more information, call (914) 995-6350.



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Did “Father Paul” Steal \$600,000 of Your Charitable Donations?



By Dan Murphy

The news last week that U.S. Attorney Damian Williams had indicted Paul Bielecki for wire fraud and for stealing more than \$650,000 in donations made by good Samaritans that were falsely claimed to be used for charitable purposes, could have resulted in Westchester resident falling victim to his lies.

Bielecki, who also goes by several pseudonyms, including PAWEL BIELECKI, a/k/a “Paul Bielecki,” a/k/a “Paul HRH Saxe-Coburg-Gotha,” a/k/a “Dr. Phaakon Sonderburg-Glucksburg,” a/k/a “Father Paul,” a/k/a “Father Kowal,” is a Franciscan Friar in the Capuchin Order, a Catholic order of priests and brothers, and is a brother in a Province of St. Mary’s, headquartered in White Plains.

continued on pg 11-

Adonis Crosby, continued from pg 1-

gro Women-Hudson Valley Section (Women’s History Month), the City of Yonkers Department of Veteran Services (Veteran’s Day & Gold Star Mothers Ceremony), the Yonkers African American Heritage Committee (Black History Month Program), and Mayor Mike Spano’s Black History Month Program. He also sang during the Kwanzaa Celebration. Adonis recited the pledge during the Mayor’s 2022 State of the City Address and the City of Yonkers 9/11 Ceremony.

Within the community, he loves to participate in various initiatives that focus on uplifting the youth and the community as a whole. Adonis has been featured in the City of Yonkers Census 2020 video campaign, which educated the Yonkers community on the importance of completing the census form. As a result, the overall message and community support led to the City of Yonkers being nationally recognized as the 3rd largest city in New York.

Adonis has helped kick off the Yonkers Police Department and AAA Hudson Valley Annual Schools Open, Drive Carefully Traffic Safety Program. This program aims at alerting drivers to be extra careful behind the wheel as children end their summer vacation and return to school.

Adonis is no stranger to giving back; he has donated a portion of his savings to help with the community’s Annual WWR Day in his neighborhood. He also participated in their Halloween photoshoot, resulting in him being chosen to feature in the 2023 WWR calendar for the month of November while wearing his Special Operations costume.

In January 2023, Adonis was nominated by Pamela’s Big Heart Foundation which led him to receive the Lifetime Achievement Award (the highest civil volunteerism award) by the President Joseph R. Biden, Jr. The same year, Adonis presented an MLK Moment during the Nepperhan Community Center’s Martin Luther King, Jr. Breakfast, and in 2024, he had the honor of introducing the guest speaker, Rev. Dr. Nigel O. Cole of Community Baptist Church in Yonkers. Addition

Editor’s Note: When I read about Adoni, it made me think more about helping others, and doing a little bit more. I hope it touches you the same way.



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Letters to the Editor:

AMERICA'S "SHIP OF STATE" IS SINKING FAST !!

A leading government watchdog organization has uncovered a plan by Washington D.C. officials to allow ILLEGAL ALIENS to vote in the upcoming D.C elections.

They found that materials will be presented and/or provided at the training sessions, Communications and advertising/promoting the training, materials provided to participants/attendees after the training.

This a blatant attempt by the current administration to "swing" the election, keeping them in power, by legally stealing the citizens votes.!!

What, if anything is our "sleeping Congress" going to do about this. !!!

Joe Pettit
Yorkton heights
Source: The Judicial Watch Verdict, August Edition

Dear The Yonkers Times,

I'm a teacher who is angry about the lack of action on climate.

I'm writing to urge your editorial board to endorse Kamala Harris for president - and specifically, to make the case for her as a climate champion.

President Biden did more than any other president in history to combat the climate crisis, from securing the passage of the historic Inflation Reduction Act to launching the American Climate Corps to pausing exports of super-warming LNG. But the work is not done. We still have a long way to go to halve our emissions by 2030 and eliminate them by 2050 - the hard-and-fast targets science demands in order to stabilize our climate.

This is perhaps the single biggest reason we must elect Kamala Harris this November: so that she can FINISH THE JOB on climate.

Kamala Harris has a proven track record on climate. She will build on Biden's climate legacy and fight for a livable future for our children and grandchildren. Trump, on the other hand, is a proven Planet-Destroyer-In-Chief who will reverse all that Biden accomplished and "Drill, Baby, Drill".

Your readers need to understand that this is the stark choice we face. Please use your editorial power to make the case for Kamala Harris as the climate president we desperately need.

Sincerely,
Jen Horowitz
New Rochelle

Dear The Yonkers Times,

I'm a mother who grieves the loss of the natural world.

I am writing to urge you to cover the significant differences in climate policy between the 2024 Democratic and Republican party platforms. Having informed voters is crucial for a healthy democracy, and as a leading news source, you have the power to share this critical information.

The 2024 Republican Party Platform notably lacks any mention of climate change. Instead, it promotes increased production of oil, gas, and coal.

In contrast, the draft 2024 Democratic Party Platform outlines a robust climate strategy, including scaling up solar, wind, and geothermal projects via the Inflation Reduction Act and investing in clean energy R&D. President Biden aims to expand the clean energy workforce, triple the American Climate Corps by the decade's end, and ensure clean energy jobs are accessible to marginalized communities.

Reporting on these stark differences will help voters make informed decisions about the future of our nation's climate policy.

Thank you for considering this important topic.

Sincerely,
Rhonda Miller
Eastchester

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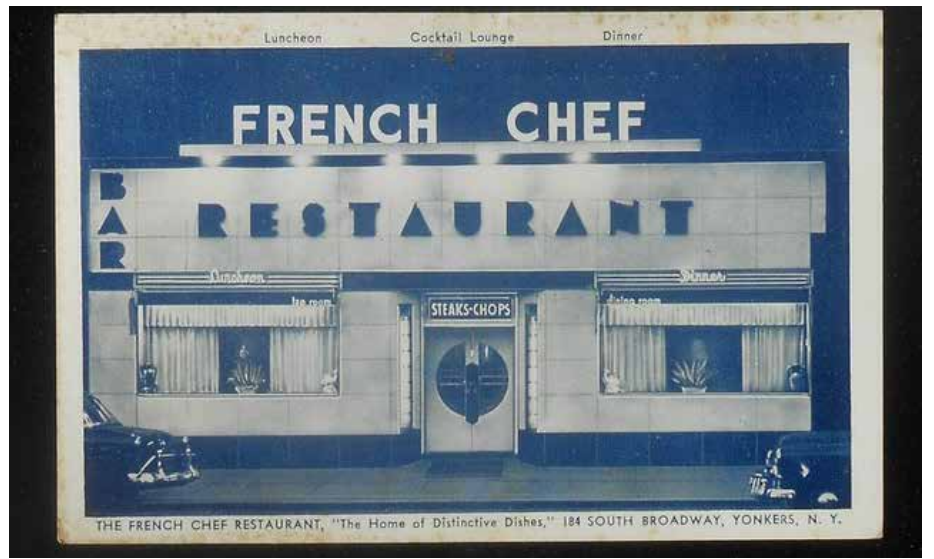
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On This Day in Yonkers History...



A postcard of the entrance to the French Chef Restaurant, 184 South Broadway, Yonkers

By Mary Hoar, City of Yonkers Historian, President Emerita Yonkers Historical Society, recipient of the 2004 Key to History, Member of the Yonkers Landmarks Preservation Board, Chair of Revolutionary Yonkers 250 and President Untermeyer Performing Arts Council

Monday, August 26th

August 26, 1946: Relentless work by YPD Detectives turned a small clue—a drycleaner's mark on a jacket—into an arrest! Harvey Glatman from Denver robbed a couple on Worth Street near the Nepperhan River. Glatman tied Dolores Thorne to a tree after stabbing and robbing her companion Thomas Staro, owner of a nearby fruit store. Staro managed to free his hands, then fought the assailant. At the time, YPD was a few blocks away, investigating the mugging of two sisters by the same perpetrator.

Arriving at the scene, detectives found a toy gun and a sports jacket. Yonkers detectives visited hundreds of metropolitan area dry-cleaning stores until they found the store in Brooklyn that cleaned the jacket. They determined the owner of the jacket and got his name. YPD sent out a national alarm, resulting in Denver Police sending Glatman's picture. That led to his capture; he was arrested in Albany for a similar crime. Yonkers Judge Boote immediately signed the warrant for Glatman's arrest. Detectives Albert Hoffarth and Robert Schegel immediately headed to Albany with the warrant in hand. Two other detectives, Dominick Cuccia and Louis Ligay, assisted in the investigation.

Tuesday, August 27th

August 27, 1942: Seventy National Health Foods Association's convention delegates traveled to Yonkers to eat an unusual lunch at the French Chef. All, guests of the American Diet Aids Company at 176 South Broadway, were given a lunch of vitamin capsules, calcium tablets, wheat germ muffins, vitamin fortified candy, and coffee substitute. They also were given a "real meal" seasoned with Diet Aids' salt substitute.

August 27, 1951: Former florist and Park Superintendent Louis Milliot announced the small tree growing from the roof of historic St. John's Episcopal Church probably was an ailanthus, sometimes called the "tree of heaven."

The Herald Statesman story on the tree became international news; St. John's Church Rector Reverend Winterbottom, vacationing in Europe, read about his church in the European version of the New York Herald Tribune!

Wednesday, August 28th

August 28, 1920: Plant Manager Edward Fitch announced sixty-three striking workers at the Otis Elevator Company in Yonkers were discharged for complicity in calling the strike.

August 28, 1943: Councilman Edith Welty proposed removing the Mayor from the Board of Compromise and Settlement, replacing him with the City Manager. She suggested this action because the Board compromised a \$1, 269 tax lien against aqueduct builders Shea and Kaiser with a \$1 settlement.

To replace the Mayor, the Council would have to pass a Local Law which then would become a mandatory referendum the public needed to vote on; any limitation or change of an elected official's power had to be approved by voters. Members of the board were the Mayor, Tax Commissioner, Comptroller and Corporation Council. The City Clerk was the Board Secretary.

continued on pg 2-

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Senator Shelley Mayer Partners with United Way for Back-to-School Drive



State Senator Shelley B. Mayer partnered with United Way of Westchester and Putnam Counties for her annual Back-To-School supply drive for students and teachers. From July 8 until August 10, Senator Mayer and United Way collected donations at the Town of Mamaroneck Town Hall, Grinton I. Will Library in Yonkers, Pound Ridge Townhouse, and Senator Mayer’s office in White Plains. Among the supplies were: backpacks, spiral notebooks, composition books, two-pocket folders, three-ring binders, pencil cases, twelve-inch rulers, safety scissors, #2 pencils, ballpoint pens, colored pencils, crayons, pencil sharpeners, glue sticks, highlighters, pink erasers, sticky notes, white board markers, little bins, white board erasers, magic markers, and tape.

Senator Shelley Mayer said, “I am so grateful to live in a community that comes together to ensure our neighbors have all they need to thrive. Each new school year is an exciting time for students and teachers, but for many families, school supplies are too expensive. I am continually overwhelmed by the generosity of our community and I thank everyone who donated. I would also like to thank the Mamaroneck Town Center, the Grinton I. Will Library, and the Pound Ridge Town House for providing drop-off locations. The people of Pound Ridge deserve a special mention for being a small community with a very big heart. Lastly, thank you to United Way of Westchester and Putnam for your commitment to our community and for partnering with me once again to ensure everyone is able to start the school year off strong.”

Tom Gabriel, United Way of Westchester and Putnam President and CEO, said, “We are so appreciative of the support from Senator Mayer and the community for assisting us in helping our neighbors.”

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Notice is hereby given that a license, NA-0524-24-01905, for beer, wine, cider & liquor has been applied for by the undersigned to sell beer, wine, cider & liquor at retail in a Tavern under the Alcoholic Beverage Control Law at the business known as Yonkers Social Lounge Inc. at 143 Lake Avenue, Yonkers, NY 10703 for on premises consumption.

Notice of Formation of NERVE Media LLC. Arts. of Org. filed with the SSNY on 5/11/2024. Office: Westchester County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 224 W 35TH St Ste 500, #825 New York, NY, 10001. Purpose: Any lawful activity.

NOTICE OF QUALIFICATION OF KD CONSULTANTS GROUP LLC AS AN AUTHORIZED FOREIGN LLC. APPLICATION FOR AUTHORITY FILED WITH THE SSNY 07/16/24. OFFICE LOCATION - WESTCHESTER COUNTY. PRINCIPAL BUSINESS LOCATION: 208 BENNET RD, FREEHOLD, NJ 07728. THE SSNY HAS BEEN DESIGNATED AS AGENT OF THE LLC UPON WHOM PROCESS MAY BE SERVED. SSNY SHALL MAIL A COPY OF ANY PROCESS TO DOROTHY G. VASTOLA, 208 BENNET RD., FREEHOLD, NJ 07728. THE ARTICLES OF ORGANIZATION WERE FILED ON 07/13/2021 WITH THE NJ SECRETARY OF STATE, DEPT OF TREASURY, PO BOX 002, TRENTON, NJ 08625 FOR ANY LAWFUL PURPOSE.

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Notice is Hereby given that a notice, 47-5434192, for beer, wine & liquor has been applied for by the undersigned to sell beer, wine & liquor at retail in a Restaurant under the Alcoholic Beverage Control Law at the business known as El Picante Mexican Grill Inc., 299 South Broadway, Yonkers, NY 10705-2038 for on premises consumption.

Notice of formation of CUADRADO LAW PLLC. Arts. of Org. filed with the SSNY on 08/19/2024. Office: Westchester County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 295 Main Street, MT KISCO NY 10549.



First West Nile Virus Cases in Westchester Found in New Rochelle and Mount Vernon

Yonkers History, continued from pg 5-



County Health Department Reminds Residents to Remove Standing Water and Use Repellents

A New Rochelle resident and a Mount Vernon resident have tested positive for West Nile Virus, marking the first confirmed human cases in Westchester County this year.

Westchester County Health Commissioner Dr. Sherlita Amler said: "These first cases of West Nile Virus are earlier than usual and should serve as a reminder to all of us to remove all standing water around your home every time after it rains. They are also a reminder to use repellents when you spend time outdoors, especially from dusk to dawn, when mosquitoes are most active."

West Nile Virus most often causes a mild or moderate flu-like illness, but can be more serious, especially for people age 65 and older, and those with underlying medical conditions. Residents who notice large areas of standing water on public property should report them to the County Health Department at (914) 813-5000.

Throughout the season, the County Health Department traps and tests mosquitoes to track the presence of viruses they carry. For more information go to <https://health.westchestergov.com/west-nile-virus>

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Thursday, August 29th

August 29, 1906: William B. Thompson, banker and broker, purchased the J. K. Myers estate on the west side of North Broadway, north of Odell Avenue. He planned to build a residence on the 15-acre plot. The estate adjoined the Norris property, recently purchased by J. B. Duke, President of the American Tobacco Company. The property now is the Boyce Thompson Academy.

August 29, 1934: Sister Mary Carmela, Superintendent of St. Joseph's Hospital, demonstrated a new device to give patients' quick response to their needs. A black frame was on her desk. If a number lit up in the frame, a patient was calling for a nurse. If it didn't go out in thirty seconds, the system "broadcast the need for a nurse." The good sister explained it promised patients "new comfort and immediate service."

Friday, August 30th

August 30, 1940: The Yonkers Branch of the Westchester County Council for the National Defense adopted a resolution asking the President and Congress to sell ships, planes and guns to Great Britain.

August 30, 1945: Yonkers people began noticing signs the war was over. Groups of men began standing in Getty Square, just as they did in pre-war days. Cigarettes were displayed on racks behind the counter, just as in the prewar days. During the war, shop owners had hidden more popular brands for their favorite customers. And most telling, car owners pulled into gas stations and told the attendants, "Fill it up," just as in the prewar days.

Saturday, August 31st

August 31, 1932: Colonel A. Pearson Hoover, Yonkers Planning Commission, announced the Commission was studying plans for a bridge across the Hudson at Trevor Park. Pearson noted the committee was aware of the enormous size of the project, but believed there was a need for an additional bridge between the existing bridges, the Bear Mountain Bridge and the George Washington Bridge. The bridge would be connected to a Westchester parkway and paid for by the Reconstruction Finance Corporation with money "allocated to self-liquidating projects."

The proposal later was presented to the Port of New York Authority after all needed data was collected.

Sunday, September 1st

September 1, 1932: Antonio Orlando, digging a foundation at 87 Cowdrey Avenue, uncovered a very old skeleton, a rusty nail and a corroded screw in Yonkers' Homewood neighborhood. He found it one day after an old skull was found. The bones, found four feet underground, were buried many years earlier. According to YPD, no investigation would be made because of the length of time the body was buried.

Over the years, multiple skeletons were found in the area; once the Rice estate, it was the site of a Revolutionary War skirmish!

Questions or comments on this column? Email YonkersHistory1646@gmail.com.

For information on the Yonkers Historical Society, Sherwood House and upcoming events, please visit our website www.yonkershistoricalsociety.org, call 914-961-8940 or email info@yonkershistoricalsociety.org.

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Undermyer Performing Arts Council
Mayor Mike Spano & the Yonkers Department of Parks, Recreation and Conservation
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Our events are admission free and open to the public.
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In case of rain, please call 914-375-3435 or check our website
www.undermyerperformingarts.org after 3 pm the day of the performance.
Our rain site is Saunders High School, 183 Palmer Road, Yonkers.

This program is done in cooperation with Mayor Mike Spano, and the Yonkers Department of Parks, Recreation and Conservation. Funding for our programs and classes is received from Arts Westchester with support from Westchester County Government, the City of Yonkers, Senator Andrea Stewart Cousins, Assemblymember Nader Sayegh, Empire City Casino by MGM and our loyal arts patrons.







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While our Neighborhood Stabilization Team was out in the 2nd Precinct today, they came by some friends selling lemonade and couldn't resist!! We love the hustle on behalf of our younger generation, working hard on a hot summer afternoon and we were happy to support them. Thanks for the fresh cups guys!

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Indian Flag Raising at Yonkers City Hall



The City of Yonkers recently celebrated the 78th Anniversary of Indian Independence Day, with a flag raising of the Indian Flag at City Hall. Mayor Spano hosted a flag raising to celebrate the perseverance, ingenuity, and unwavering spirit of the Indian American community. "We recognize the invaluable role they play in shaping the future of the country. From pioneering innovations in technology and medicine to enriching the cultural landscape through the arts, Indian Americans have left an indelible mark," said Mayor Spano.

City Councilman Anthony Merante said, "We saluted our great Yonkers Indian American community with a flag raising ceremony at City Hall's Unity Fountain. The master of ceremonies was my friend Harry Singh. The invocation was by Arun Bhagirath of the Hindu Temple of Tri-State and Rev. John Philip of St. Thomas Mar Thomas Church. The guest speaker was Jagdish Mitter, President of the Indian American Council of Westchester."

Assemblyman Nader Sayegh was also in attendance. On August 15, 1947, India declared its independence from the United Kingdom.



Above: Assemblyman Nader Sayegh with members of the Indian-American community.

Below: Councilman Anthony Merante at the Indian Flag Raising with Harry Singh and members of the Indian-American community in Yonkers



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Events

ANTIQUUE LOVERS TAKE NOTE! BRIMFIELD IS HERE – ALL SHOWS! September 3-8. New shows open daily! Visit www.brimfieldantiqueweek.com. 2025 dates: May 13-18, July 8-13, September 2- 7.

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Yonkers Rising

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Weekend Events in Westchester County Parks

Croton Point Park, Croton-on-Hudson: (914) 862-5290. Beach Is Open, 11 a.m. - 6:30 p.m. The beach is open Fridays through Sundays through Monday, Sept. 2; weather permitting; no admittance after 6 p.m.; parking and beach admission fees apply. Westchester residency is not required. Get details <https://parks.westchestergov.com/pools-and-beaches>

SATURDAY, AUGUST 24

Cranberry Lake Preserve, North White Plains: (914) 428-1005. Naturalist Hike, 9 a.m. - 11 a.m. Join the preserve staff for a 2-mile hike to see what's happening out on the trails. Hiking shoes are recommended.

Marshlands Conservancy, Rye: (914) 835-4466. Birding for Beginners, 10 a.m. - 11 a.m. For anyone interested in bird watching, this is a great way to learn some basics. Bring binoculars and your love of birds! It will be led by Chris Mignone of Central Westchester Audubon.

Lasdon Park and Arboretum, Katonah: (914) 864-7268. Lasdon Green Squad, 10 a.m. - 2 p.m. Every Saturday through November. Get details and register <https://www.lasdonpark.org/event/lasdon-green-squad/2024-08-24/>

Lasdon Park and Arboretum, Katonah: (914) 864-7268. Patterns In Nature Exhibition, 10 a.m. - 4 p.m. Explore the mesmerizing tapestry of patterns that can be found everywhere in this interactive exhibit and flower show. Saturdays and Sundays until August 31. Get details and tickets <https://www.lasdonpark.org/patterns-in-nature/>

Saxon Woods Park Pool, White Plains: (914) 995-4480. DJ Day, 12 p.m. - 4 p.m. Come for a swim and enjoy music at the pool! Participation is free; admission and parking fees apply. Westchester County residency is required; weather permitting. Get details <https://parks.westchestergov.com/family-fun-days>

Marshlands Conservancy, Rye: (914) 835-4466. Naturalist's Choice Hike, 1 p.m. - 3 p.m. Join us for a walk through the trails at Marshlands to discover the wonders that nature is showing us today.

Cranberry Lake Preserve, North White Plains: (914) 428-1005. South Pond East to West, 1:30 p.m. - 3 p.m. Enjoy the rebuilt South Pond boardwalk during a guided hike by the preserve's curator.

Glen Island Park, New Rochelle: (914) 813-6720. WPH Screenings Under the Stars, 7 p.m. - 10:30 p.m. Migration (rated: PG 2023). The movie begins at sundown. Admission and parking are free. Westchester residency is required.

Get details <https://parks.westchestergov.com/screenings-under-the-stars>

SUNDAY, AUGUST 25

Alfred B. DelBello Muscote Farm, Somers: (914) 864-7282. Farmers Market, 9:30 a.m. - 2:30 p.m. Our market, which supports farmers and sustainable efforts in our area, features more than 25 local vendors every Sunday until Nov. 17. Get details <https://www.muscotefarm.org/programs-events/event/2024/08/25/1724596200/farmers-market/479750>

Lasdon Park and Arboretum, Katonah: (914) 864-7268. Gardening Sundays, 10 a.m. - 12 p.m. Get details and register <https://www.lasdonpark.org/event/gardening-sundays/2024-08-25/>

Lasdon Park and Arboretum, Katonah: (914) 864-7268. Walking Tour of Late-Summer Plants, 11 a.m. - 12 p.m. Discover plants that add color and interest to a late-summer garden. The tour meets at the Green Entrance gate of the upper-level parking lot. Free; registration isn't required. Get details <https://www.lasdonpark.org/event/walking-tour-of-late-summer-plants/>

Tibbetts Brook Park Pool, Yonkers: (914) 231-2870. DJ Day, 12 p.m. - 4 p.m. Go for a swim and enjoy music at the pool! Participation is free; admission and parking fees apply. Westchester County residency is required; weather permitting. Get details <https://parks.westchestergov.com/family-fun-days>

Kensico Dam Plaza, Valhalla: (914) 231-4033. Muslim Heritage Festival, 12 p.m. - 6 p.m. Admission and parking are free. Get details <https://parks.westchestergov.com/heritage-festivals>

Lasdon Park and Arboretum, Katonah: (914) 864-7268. Sip, Nibble and Craft: Succulent Globe Terrarium with Macramé Hanger, 2 p.m. - 3:30 p.m. Experience the ancient craft of weaving with a 21st-century twist. Weave a pair of artisan pierced earrings with a matching woven pendant. Must be 21 or older. \$35 per person. Pre-register <https://www.lasdonpark.org/event/sip-nibble-craft-succulent-globe-terrarium-with-macrame-hanger/>

Hilltop Hanover Farm and Environmental Center, Yorktown Heights: (914) 862-5050. Outstanding in the Field, 3 p.m. - 7 p.m. This event aims to connect diners to the origins of their food while celebrating the hardworking hands that feed us: chefs, farmers, cheesemakers, vintners, brewers and culinary artisans. \$395 per person. Register <https://shop.outstandinginthefield.com/products/august-25-2024-hilltop-hanover-farm>

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opinions, photos and story ideas to
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Courts Rule that Scout Field Cabin in Bronxville Belongs to Westchester, Not the Scouts

By Dan Murphy

A New York State Appeals Court has upheld a decision of a lower court denying the Bronxville Scout Committee, BSC, of their claim to legal title of Scout Field Cabin, located on Scout Field in Bronxville.

The courts decision means that BSC will no longer have the right to control the cabin and rent it out scout groups and others. BSC has been in control of the cabin for 100 years, and has rebuilt the cabin after two fires.

Westchester County Attorney John Nonna said: "This decision reaffirms the County's rightful ownership and ensures that our public resources are protected for the benefit of all residents not just a select few. With this concept in mind, that Scout Cabin at Scout Field belongs to all of us, we are nevertheless reaching out to the people who have wrongfully claimed ownership of the Cabin and see if we can come to a resolution for a path forward."

In the case (Index No. 67854/21), the Bronxville Scout Committee sought to assert exclusive property rights under Real Property Actions and Proceedings Law (RPAPL) Article 15, claiming ownership free of any estate, trust, or interest from the County or any other party. The Court's decision also directs the Supreme Court, Westchester County, to enter a judgment declaring that the Bronxville Scout Committee does not hold the exclusive property rights or legal title to the property, ensuring that the County's interests are protected.

Westchester County Executive George Latimer said: "We have always been supportive of Boy Scouts and Girl Scouts and the values they teach. And, my administration has long been committed to transparency and access to facilities and recreation – for all County residence. In regards to the matter of Scout Cabin at Scout Field we bluntly had a situation that spun out of control for decades, the Courts at trial and appellate levels, have now rectified it once and for all."

Scout Field, where Scout Cabin is located, sits within Bronxville, Mount Vernon and Yonkers, and has 22.9 acres of land that can be utilized for walking, biking, running, nature study as well as baseball fields. The park touches the Bronx River Pathway and is a scenic location to take a break and enjoy the natural world the park has to offer.

Latimer said: "We plan on making Scout Cabin at Scout Field available, at no cost, to all Westchester Boy Scouts and Girl Scouts. We are prepared to work with the BSC Inc., or any group, to manage the property, under our aegis, for the benefit of all scouts. The Cabin needs to be safe and accessible – and that is the Scout's truth."

The Bronxville Scout Committee, BSC, wrote a detailed explanation this year, articulating their side of the argument.

"Early 1900s, Frank Chambers, a charitable resident of Bronxville donated his land to the Bronx Parkway Commission with a requirement of allowing the building a cabin for the scouts. Scout Cabin was subsequently built through monies raised by the community – not the County. This was one of several cabins built along the Parkway.

"In 1938 when the cabin burned to the ground, citizens rallied and had it rebuilt. After another damaging fire in 1988, the cabin was rebuilt yet again by citizens using their own donations. To our knowledge, in the 100+ years of stewardship, no County funds were ever used in the building or maintenance of the Bronxville Scout Cabin. This includes upkeep, insurance, heating costs, etc.

"As argued in the present litigation neither side has provided a deed to prove ownership of the Cabin and the land beneath it, Westchester County has not produced proof that they own the cabin either. There is the public record however, of newspaper articles and documents that span the cabin's 100+ year history that without a doubt show the Bronxville Scout Committee as owning the Scout Cabin. True, there have been successive committees/organizations that have taken over stewardship of the cabin. However, all have been affiliated with the scouts with the sole purpose of providing a venue for the scouts. In 1982 for example, the BSC was granted not-for-profit status with the express purpose of maintaining the cabin. We, the BSC, are the successor organization to the various groups who have maintained it since it was first built. We have this documentation along with IRS approval.

"The BSC is an IRS approved non-profit. The sole purpose of the BSC is to maintain the cabin in support of scouting. The \$600K referred to by the County Attorney and the County Executive is an endowment which was created due to generous donors who left bequests and from annual fund raising drives raised from the community – not the County. The endowment was created to provide a cushion for major capital expenditures. The BSC runs the cabin as close to a break even capacity as possible. No one on BSC is collecting salary or any compensation. They are volunteers. The money the cabin generates from renting to the public for events and the per scout yearly membership fee all goes to cover heating, maintenance, insurance, etc. To reiterate, Westchester County has never contributed to the Scout Cabin.

"In 1982, the Westchester Council was going to abandon the cabin due to the inability to pay for the upkeep. This is when the BSC moved to create a legal entity and framework to transfer ownership and maintain the cabin for scouting. This was done by current and former scout leaders.

"Are the people on the BSC board associated with BSA and the local council? Yes. Are the board members associated with Troops and Packs? Yes.

"The BSC also acts as the sponsoring organization for the Troops and Packs. Every unit has to have a sponsor to be affiliated with BSA. There was discussion in the Board of Legislators Parks Committee meeting about claiming the endowment for the County. To reiterate, the endowment was not generated by so-called rental profits; the endowment is a result of privately raised monies and monies that have been bequeathed. Everyone on the BSC is a Scouter. We have a CO from the City of Yonkers. We have regular inspections by the Yonkers Fire Department and are up to date. Our maintenance chair and Troop 1 leader is a professional firefighter. Our cabin is connected to the sewer system.

BSC has been an excellent steward of the cabin and surrounding property, and intend to continue such stewardship until Scouting is no longer of interest to the community. Further, prior to the litigation there was never any mention of improvements or a plan to improve the facilities by the County. On September 20, 2022, the County served BSC with thirty (30) days notice of ejection and directed that we vacate the Scout Cabin and surrounding property. We have 3 Troops and 2 Packs, currently over 300 kids. The kids participating come from Bronxville, Mt. Vernon, Yonkers, Bronx, Crestwood, Tuckahoe, Eastchester, Hartsdale, Larchmont, Mamaroneck, and New Rochelle. We rent out to families from around Westchester for private parties.

Just to reiterate the history of Scouting among the BSC, the current members are: Howard Rakov – Member of Troop 4 Troop Committee from 1962 – 1965, 57 years as Scoutmaster of Troop 4, Charter member of BSC, Member of prior un-incorporated Cabin committee since 1966, lived in Yonkers since 1946.

-continued bottom right

Friar Charged with Fraud, continued from pg 4-

To become a Capuchin friar, Bielecki took a vow of poverty that requires him to renounce and not to hold any property or bank accounts in his name for his personal benefit. The Province provides friars, including Bielecki, with a monthly stipend of approximately \$250 for personal expenses.

From at least November 2016 through at least July 2019, BIELECKI directed victims to make out checks to the Province of St. Mary, headquartered in White Plains, NY, with "Fr. Paul Bielecki's Mission" or a similar endorsement on the memo line.

BIELECKI maintained multiple credit or debit card accounts and multiple bank accounts. Over a 7 year period, (2017-2024), Bielecki received more than 150 checks totaling more than \$230,000. In addition to the checks and bank donations, Bielecki created a Crowdfunding campaign that raised \$78,000.

Despite taking a vow of poverty, Bielecki has withdrawn almost \$50,000 in cash from his bank accounts and transferred more than \$600,000 to two credit card companies to pay for personal expenses, including

membership at a luxury gym chain, and paying for multiple trips to the Hamptons and numerous meals at high-end restaurants, and if you can believe it, for plastic surgery.

Bielecki lied to donors, saying that he was using the money to buy an ambulance and medical supplies for victims in Lebanon, telling donors that he had already used the ambulance to assist a "few villages with medical help" and that "[p]eople were crying," and that the people in the villages needed a generator that he needed more money for. "I used all the help for ambulance and medical supplies," said Bielecki.

From 2015 -2023, BIELECKI repeatedly appeared as a guest or through advertisements on a particular local New York radio show ("Radio Program-1"). During these appearances and advertisements, BIELECKI repeatedly represented that he was a Catholic priest and physician living in Lebanon and running medical clinics there, with the goal of assisting Christians living in the Middle East.

In these radio and media appearances, BIELECKI falsely represented, that he was a physician, vascular surgeon, cardiac surgeon, and/or general surgeon, and he has also earned multiple Ph.D. degrees;

That he runs two medical clinics in Lebanon and is raising money for medicine, medical equipment, baby incubators, food, and an ambulance for his clinics in Lebanon; And that he was physically present in Lebanon, and he was badly injured and his clinics badly damaged by a widely reported August 2020 explosion in Beirut, Lebanon.

These representations were false. In fact, BIELECKI is not a physician or surgeon of any kind, he has not also earned multiple Ph.D. degrees, and he does not operate any medical clinics in Lebanon.

In March of 2022, Bielecki received an "aesthetic plastic surgery procedure," at a cost of \$15,000, and all the time asserting that he was in Lebanon "doing our best to keep surgeries running" and continuing to "[v]isit villages." After his plastic surgery, Bielecki made a \$1,000 cash withdrawal to pay for clothes at a high end men's store in NYC. One victim was scammed out of \$84,000 between 2020-2023.

The Province of St. Mary's finally conducted an internal investigation of Bielecki, but not before he stole hundreds of thousands of dollars to innocent victims trying to help those in need.

U.S. Attorney Damian Williams said: "As alleged, Pawel Bielecki exploited his position as a friar to gain the trust of victims across the country and steal hundreds of thousands of dollars from them. Bielecki is now facing federal charges for allegedly illegally profiteering on the trust his victims placed in him."

BIELECKI, 48, of New York, New York, is charged with one count of wire fraud and one count of mail fraud, each of which carries a maximum potential sentence of 20 years in prison.

There may be more victims of this alleged conduct. If you have information to report, contact Special Agent Sean Smyth, U.S. Attorney's Office for the Southern District of New York, at (914) 993-1900 or by following the instructions available at <https://www.justice.gov/usao-sdny/report-crime>.

Editor's Note: We received the following statement from Fr. Robert Abbatiello, OFM Cap., The Province of St. Mary of the Capuchin Order

"Fr. Paul Bielecki, a Capuchin friar, was arrested on Saturday, August 17, and has been charged with one count of wire fraud and one count of mail fraud. The Capuchin Franciscan Friars are a worldwide order of Catholic priests and brothers, and we firmly believe that no one should violate the public trust -- first and foremost, a member of the Church. This is why our Province reported Fr. Paul's suspicious behavior to the U.S. Attorney's office and is continuing to fully cooperate with them. "Here is the history: In 1994, Fr. Paul Bielecki entered the Capuchin Order in Krakow, Poland, joining the Capuchin Krakow Province. He was ordained as a priest in Krakow in 2001.

"Beginning in 2011, at the request of the Capuchin Krakow Province, Fr. Paul became a guest of the Province of St. Mary, which covers New York and New England. He came here to pursue an advanced degree at NYU. He became a member of the Province of St. Mary in 2019 and has resided in New York since 2011.

"Until recently, there was no reason to suspect the veracity of his credentials. Effective the spring of 2023, the Province of St. Mary instructed Fr. Paul to resign an external non-religious employment position that the Province was unable to verify. Then, the Province conducted a vigorous internal investigation which revealed Fr. Paul was not who he represented himself to be, misrepresented his background and academic credentials, had been making false representations to raise money for overseas charitable projects that did not exist, and used our headquarters and our other offices as conduits for some of the funds raised. After discovering this, we reported our findings to the U.S. Attorney, and we continue to fully cooperate with them. The Province did not participate in fundraising for these nonexistent overseas charitable projects, and since the spring of 2023, the Province has not given Fr. Paul any ministerial assignment. Our Capuchin Friars will continue to pray for Fr. Paul, and for those affected by Fr. Paul's activities.

As there is a criminal investigation ongoing, we cannot comment further

Howard Sklar – Den leader Pack 32 Yonkers 4 years, Committee Chairman Pack 32 Yonkers 3+ years, Assistant Cubmaster 3 years, Troop 2 Bronxville Assistant Scoutmaster 3+ years, Scoutmaster 10+ years, BSC Cabin member 30 years, BSC Treasurer 10+ years, lived in Yonkers since 1984.

Joe Stineman – Currently President Emeritus of BSC after 32 years as President. Current executive chairman of Pack 353 and committee member of Pack 5. Prior Cubmaster of Pack 5, Scoutmaster of Troop 2 and on the executive committee of the Westchester-Putnam Council, lived in Bronxville since 1978.

Martin Rego – Currently Secretary of the Bronxville Scout Committee, he has served the Boy Scouts of America as an Assistant Cubmaster, Assistant Scoutmaster since 1995, lived in Mt. Vernon for almost his entire life. According to their website, scout-cabin.org, the cabin can be rented for \$550 for private events and gatherings.

Shootings down, continued from pg 1-

ers safe is my top priority,” Governor Hochul said. “Our comprehensive efforts to bring down gun violence are working – and I’ll never stop fighting to ensure safe communities all across our state.”

Mayor Mike Spano said “The City of Yonkers is statistically one of the safest biggest cities of its size in the nation. Governor Kathy Hochul gave us a mission — to reduce gun violence and she put the dollars behind that mission. In Yonkers, we are proud to be leaders in this initiative. Thank you Governor Governor Kathy Hochul for providing the resources and to the men and women in blue Yonkers Police Department — thank you for executing it so well.”

This 29 percent decline reflects 351 shooting incidents with injury from January 1 through July 31, 2024, compared to 497 incidents from January 1 through July 31, 2023. New York State’s GIVE initiative supports 28 police departments in 21 counties with the majority of the state’s population outside New York City.

The following police departments reported particularly significant declines in shootings through July 2024 compared to the same seven-month period last year: Yonkers: 57 percent decline

Nassau County: 56 percent decline, Suffolk County: 50 percent decline, Rochester: 35 percent decline, Syracuse: 32 percent decline

There was also a 21 percent decline in the number of individuals killed by gun violence in GIVE communities during that same time period. (70 individuals from Jan. 1 through July 31, 2024, compared to 89 from Jan. 1 through July 31, 2023.)

July 2024 data for each of the 28 police departments participating in the GIVE initiative are available on the state Division of Criminal Justice Services (DCJS) website. In addition to the decreases in gun violence experienced in GIVE communities, the New York City Police Department reported an 11 percent decline in shootings (530 versus 595) in New York City through July 2024 compared to the same time last year.

The FY25 Enacted Budget included \$347 million secured by Governor Hochul to fund a comprehensive plan that addresses gun violence, reduces crime and recognizes the importance of a multifaceted approach improving public safety.

The Governor’s investments include nationally recognized initiatives administered by DCJS, which provides funding, training and technical assistance to law enforcement agencies and community-based organizations in communities hardest hit by gun violence and violent crime:

Nearly \$36 million for the Gun Involved Violence Elimination (GIVE) initiative. Through GIVE, DCJS helps 28 police departments in 21 counties implement evidence-based strategies that have proven to be successful at reducing gun violence, including Problem-Oriented Policing, Hot-Spots Policing, Focused Deterrence/Group Violence Intervention, Street Outreach, and Crime Prevention through Environmental Design. These strategies focus on the few people and places that are responsible for most of the violence and engage the broader community to build trust. GIVE also funds district attorneys’ offices, probation departments, and sheriffs’ offices in those counties.

\$21 million for the SNUG Street Outreach program, which uses a public health approach to address gun violence by identifying the source, interrupting transmission, and treating individuals, families and communities affected by violence. Community-based organizations and hospitals operate the program in 14 communities and employ nearly 200 outreach workers, social workers and case managers. Outreach workers are credible messengers who have lost loved ones to violence or have prior justice system involvement. They respond to shootings to prevent retaliation, detect conflicts and resolve them peacefully before they lead to additional violence. Social workers and case managers work with individuals affected by community violence, including friends and family. DCJS also supports New York City’s violence interruption efforts, providing \$5 million for its Crisis Management System (CMS) so it can bring those programs to scale.

\$18 million for the state’s unique network of Crime Analysis Centers, which analyze, compile and distribute information, intelligence and data to local law enforcement agencies statewide. No other state has anything similar and the centers – operated in partnership with local law enforcement agencies in 10 counties and New York City – are hubs of state and local efforts to deter, investigate, and solve crimes. Last year alone, staff handled more than 90,000 requests for assistance, helping agencies solve everything from retail theft to murders.

Up to \$20 million for Project RISE, a unique funding model that convenes community stakeholders to respond to gun violence, invest in solutions, sustain positive programming and empower communities. In its first year, the initiative supported 99 organizations, including 74 small, grassroots programs, many of which had never received state support for their work. Programs and services funded by RISE include academic support, employment services, mentoring and delinquency/violence prevention.

White Plains Man Charged in Connection With Bike Path Assault



Part of the Bronx River Parkway bike path

Westchester County Police have arrested a White Plains man and charged him with assaulting a woman during a dispute last month on the bike path in Eastchester.

Dmitriy Nazaryev, 47, of Marine Avenue was charged with Assault 3rd Degree, a misdemeanor. He was arraigned in Eastchester Town Court and released on his own recognizance.

On July 26, Nazaryev was riding his bicycle on the Bronx River Pathway south of Harney Road when the handlebars of his bicycle made contact with a female jogger running in the opposite direction. The two argued and then separated. Nazaryev is accused of riding back to where the woman was standing and punching her in the face.

Detectives from the General Investigations Unit obtained video of a possible suspect and posted flyers about the incident along the bike path. Following additional investigation, Nazaryev was arrested on Aug. 7.

He is due back in court in September.

Assembly Speaker Heastie Visits Yonkers, Delivers \$1 Million for Yonkers PAL

On August 19, Assembly Speaker Carl Heastie continued his annual state-wide tour with Assemblyman Nader Sayegh in Yonkers and announced \$1 million for the Yonkers Police Athletic League (PAL) Facility, a non-profit organization that provides youth with recreational, educational, cultural and social programs.

“The Assembly Majority remains committed to supporting community organizations making their neighborhood a better place,” said Speaker Heastie. “I’m honored to join Assemblymember Sayegh today to meet with PAL and discuss their effort to provide our young people the support and opportunities they need to thrive.”

“Playing sports is a foundational aspect of childhood and PAL is working hard to ensure no child misses out due to their economic standing,” said Assemblyman Sayegh. “I’m incredibly proud that Speaker Heastie gets to join us today to meet with our community and discuss what PAL needs to ensure future generations of children are provided the educational, recreational and support services they need.”

Speaker Heastie and Assemblymember Sayegh met with Executive Director Marisol Mancebo to tour the PAL center in Yonkers. For years, PAL has provided a place for young people to learn, grow and dream through recreational opportunities. The Yonkers location has also served as a shelter for displaced families following natural disasters. To continue providing for the community, the center is in need of renovations to their air conditioning, ventilation and roof.

Mayor Mike Spano said, “We welcome New York State Assembly Speaker Carl Heastie to the Yonkers PAL. Thank you, Nader Sayegh, New York State Assemblyman, Yonkers for spearheading this visit and advocate for state funding. The Yonkers PAL is in need of renovations and upgrades including air conditioning, ventilation, and flood mitigation. More than 500 kids are signed up for programs here. The PAL also provides lunch and dinner. Thank you for allowing us to shine a spotlight and assess the building so we can provide better services and invest in our kids!”

Joining the Speaker and Assemblyman Sayegh were, City Councilmembers Tasha Diaz and Deana Robinson, Police Commissioner Chris Sapienza, and Deputy Mayor Sue Gerry.



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PF-SPAD0505111658 MHP-1045 Rev. 1

Briefs:

One local supermarket that is open to 12 Midnight closes their Customer Service Counter at 7 p.m. Very inconvenient for the public and those going shopping after work.

My mail service has not improved since I wrote about it several weeks ago. At least I am not being told that the mail is lost. But I can't believe I am not getting charity donation letters which are usually plentiful this time of year.

I hate when I buy a new product put out by a company I have supported for many years, the product is lousy, I call Customer Service to complain and they refuse to send a coupon for a replacement. The replacement encourages me to purchase more of their product I like!

Will you be receiving Spirits by Mail which will soon be legal in New York State? Is it a good idea or will it just encourage more people to consume alcohol? Let's just hope they don't drive!

Reach Eric Schoen at thistooisyonkers@aol.com, or friend him on Facebook Eric Schoen...just look for him in the picture with Joan Rivers!

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Will Seller Commission Rates Drop?

Maybe. Some sellers will keep offering the same commission rates to attract buyer brokers, but others might take a different approach. Instead of setting a fixed commission, they might choose to evaluate it along with other terms in the purchase offer. This could lead to savings but will also make the negotiation process even more critical.

What About Home Prices?

Despite these changes, home values aren't likely to take a hit from shifting commission structures. Prices are still driven by market factors like supply and demand, location, and the overall economy. So, don't expect to see a direct correlation between commission adjustments and home price trends.

Picking the Right Agent Is More Important Than Ever

With these new rules in play, the agent you choose matters more than ever. Focus on finding someone with experience, local expertise, and a solid track record. Communication and trust are key—your agent should get what you're looking for and know how to get you there. And with commissions now up for negotiation, you'll want an agent who can really fight for your interests.

Ralph Ragetté's Take

This isn't just a shake-up; it's a whole new way of doing business in real estate. The new Buyer Representation Agreements mean that you'll have a clear understanding of your relationship with your broker, including what you'll need to pay. But remember, financing a commission through your mortgage isn't practical—it's seen as a personal loan, which brings higher interest rates and tougher mortgage qualifications. Most buyers will likely ask the seller to cover the commission or negotiate a concession at closing.

Who you work with can make or break your deal, especially now. Make sure you're aligning yourself with an agent who has the skills and know-how to navigate these changes and secure the best outcome for you.

Ralph Ragetté Jr has made a name for himself as one of Westchester County's most innovative and top-producing agents since joining his family's real estate firm in 2003. Visit www.Ragette.com, for more information.

“Were it left to me to decide if we should have a government without newspapers, or newspapers without a government, I should not hesitate a moment to prefer the latter.”

-Thomas Jefferson

Supplemental Summons and Notice of Object of Action SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF WESTCHESTER ACTION TO FORECLOSE A MORTGAGE INDEX #: 58236/2023 WELLS FARGO BANK, N.A Plaintiff, vs WILLIAM D. NYE AKA WILLIAM NYE, DEBORAH A. NYE AKA DEBBIE NYE, BARBARA A. MCEVOY, WELLS FARGO BANK, N.A. SUCCESSOR BY MERGER TO WACHOVIA BANK, NA, SOUND SHORE MED CTR OF WESTCHESTER, CITIBANK SOUTH DAKOTA NA, PAULA JACKSON AS HEIR TO THE ESTATE OF PATRICIA F. HAVILAND AKA PATRICIA H SAYLES, HEATHER J. ARMINIO AS HEIR TO THE ESTATE OF PATRICIA F. HAVILAND AKA PATRICIA H SAYLES, DENISE J. MACDONALD AS HEIR TO THE ESTATE OF PATRICIA F. HAVILAND AKA PATRICIA H SAYLES, UNKNOWN HEIRS OF PATRICIA F. HAVILAND AKA PATRICIA H SAYLES 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, JPM-ORGAN CHASE BANK, NATIONAL ASSOCIATION, AS PURCHASER OF THE LOANS AND OTHER ASSETS OF WASHINGTON MUTUAL BANK, FORMERLY KNOWN AS WASHINGTON MUTUAL BANK, FA (THE "SAVINGS BANK"), FORMERLY KNOWN AS THE DIME SAVINGS BANK OF NEW YORK, FSB, FORMERLY KNOWN AS UNION SAVINGS BANK OF NEW YORK, FORMERLY KNOWN AS THE UNION SAVINGS BANK OF WESTCHESTER COUNTY FROM THE FEDERAL DEPOSIT INSURANCE CORPORATION, ACTING AS RECEIVER FOR THE SAVINGS BANK AND PURSUANT TO ITS AUTHORITY UNDER THE FEDERAL DEPOSIT INSURANCE ACT, 12 U.S.C. SEC. 1821 D, BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION, AS TRUSTEE UNDER A POOLING AND SERVICING AGREEMENT DATED AS OF MAY 31, 1992-B, PEOPLE OF THE STATE OF NY, 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: 11 Winans Street Larchmont, NY 10538 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 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 Westchester. The basis of the venue designated above is the location of the Mortgaged Premises. TO Unknown Heirs of Patricia F. Haviland AKA Patricia H Sayles Defendant In this Action. The foregoing Supplemental Summons is served upon you by publication, pursuant to an order of HON. Charles D. Wood of the Supreme Court Of The State Of New York, dated the Fifth day of August, 2024 and filed with the Complaint in the Office of the Clerk of the County of Westchester, in the City of White Plains. The object of this action is to foreclose a mortgage upon the premises described below, executed by William D. Nye AKA William Nye and Deborah A. Nye AKA Debbie Nye dated the February 26, 2008, to secure the sum of \$102,041.00 and recorded at Instrument No. 480850572 in the Office of the Westchester County Clerk on April 3, 2008. The property in question is described as follows: 11 Winans Street, Larchmont, NY 10538 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: August 8, 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. 82085

Owner of Pet Rescue Adoption Sanctuary Arrested for Animal Cruelty

SPCA Westchester announced that their Humane Law Enforcement Unit (HLE), under the direction of Ernest Lungaro, arrested Penny Berk of Bedford, NY and charged her with 5 counts of animal cruelty on July 17, 2024.

On October 3, 2023 SPCA Westchester officials were alerted by several witnesses to a dire situation regarding 4 sick Bernese Mountain Dog puppies who were being denied proper medical care at Rescue Right in Northwind Kennels, located in Bedford, NY. On October 4th, the SPCA's HLE Director, Medical Director, staff veterinary technician



*Above:
photos from SPCA
Westchester of Dogs
found at Rescue
Right -Northwind
Kennel*

and a NYS Health Department official visited the location and upon inspection discovered that all 4 puppies and their mom, Annabelle, were suffering and in critical condition. One of the puppies could barely breathe and was nonresponsive.

SPCA officials immediately rushed Annabelle and her babies to a private veterinary hospital where all five were diagnosed with a serious and deadly disease known as the Distemper Virus. Sadly, one of the puppies was too far gone to be saved and had to be humanely euthanized upon arrival. Over the next six days, despite round the clock veterinary care and treatment, the remaining littermates and Annabelle were euthanized to prevent further suffering.

Distemper is highly preventable with proper vaccinations and timely medical care. If the dogs had not been denied veterinary treatment, their outcome could have been very different. Annabelle originated from an Amish Pennsylvania puppy mill and was brought to Rescue Right along with an unneutered male Bernese Mountain Dog. Sometime after their arrival at Northwind Kennels/Rescue Right the unneutered male was co-kennelled with Annabelle, who was unspayed and subsequently impregnated. Ms. Berk's next court appearance is set for August 28th. If you witness or suspect an animal is being abused or neglected, please call the SPCA's Cruelty Hotline at (914) 941-7797. Learn more at spcawestchester.org, and read more about this at Yonkerstimes.com.

Supplemental Summons and Notice of Object of Action SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF WESTCHESTER ACTION TO FORECLOSE A MORTGAGE INDEX #: 69679/2023 NATIONSTAR MORTGAGE LLC Plaintiff, vs PAUL MCGRATH 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, KATHLEEN OAKES-MCGRATH 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, BANK OF AMERICA, N.A., PEOPLE OF THE STATE OF NEW YORK, 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: 23 Tatomuck Road Pound Ridge, NY 10576 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 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 Westchester. The basis of the venue designated above is the location of the Mortgaged Premises. TO Paul McGrath, Kathleen Oakes-McGrath Defendants In this Action. The foregoing Supplemental Summons is served upon you by publication, pursuant to an order of HON. Charles D. Wood of the Supreme Court Of The State Of New York, dated the Fifth day of August, 2024 and filed with the Complaint in the Office of the Clerk of the County of Westchester, in the City of White Plains. The object of this action is to foreclosure a mortgage upon the premises described below, executed by Paul McGrath and Kathleen Oakes-McGrath dated the August 26, 2006, to secure the sum of \$405,000.00 and recorded at Instrument No. 462830253 in the Office of the Westchester County Clerk on December 21, 2006. The consolidated mortgage was subsequently assigned by an assignment executed May 27, 2008 and recorded on June 30, 2008, in the Office of the Westchester County Clerk at Instrument Number 481720016. Plaintiff is also holder of a mortgage dated April 24, 2008 executed by Paul McGrath by the attorney in fact and Kathleen Oakes-McGrath to secure the sum of \$19,653.77 and recorded at Instrument Number 41720024 in the Office of the Westchester County Clerk on June 30, 2008. Said mortgage was consolidated with the mortgage referred to at Instrument No: 462830253 by a Consolidation, Extension and Modification Agreement executed by Paul McGrath by the attorney in fact and Kathleen Oakes-McGrath dated April 24, 2008 and recorded June 30, 2008 at Instrument Number 481720032 in the Office of the Westchester County Clerk to form a single lien in the amount of \$417,000.00. The consolidated mortgage was subsequently assigned by an assignment executed June 5, 2012 and recorded on June 15, 2012, in the Office of the Westchester County Clerk at Instrument Number 521643051. The consolidated mortgage was subsequently assigned by an assignment executed February 9, 2015 and recorded on March 6, 2015, in the Office of the Westchester County Clerk at Instrument Number 550483378. The consolidated mortgage was subsequently assigned by an assignment executed July 18, 2019 and recorded on July 19, 2019, in the Office of the Westchester County Clerk at Instrument Number 592003133. The property in question is described as follows: 23 Tatomuck Road, Pound Ridge, NY 10576 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: August 9, 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. 82100

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BOL Allocates \$4.9 Million for Affordable Housing Projects in Yonkers & White Plains

The “Land Acquisition Act” and the “New Homes Land Acquisition Bond Act,” are focused on providing long-term, stable affordable housing options. These initiatives ensure that both new and redeveloped units remain accessible for at least 50 years. Land Acquisition Act and New Homes Land Acquisition Bond Act (NHLA Bond Act)

The Board of Legislators approved:

Fund the acquisition of 1.71 acres at 21-23 Park Avenue, Yonkers

Development of 82 affordable units (studios, one- and two-bedroom apartments)

Supported by \$4.9 million in bonds and tax credits

· Winbrook Public Housing Complex Redevelopment:

Approved through two Acts and an inter-municipal agreement (IMA) with the City of White Plains

New building to offer 174 affordable rental units

Targeted for households earning between 30% and 90% of the County’s median income

Amenities include: community room, outdoor seating, fitness center, game room, rooftop terrace, on-site laundry, 63 parking spaces

Housing and Planning Chair, Legislator Shanae Williams (Yonkers) and Majority Leader Tyrae Woodson Samuels (Mount Vernon) said, “Our ongoing efforts to expand affordable housing are crucial for building stronger communities. By providing stable, affordable homes, we give families the foundation they need to thrive and ensure our region’s growth benefits everyone.”

Stepinac Esports, continued from pg 1-

Stepinac High School’s Esports team, which was established three years ago, celebrated its impressive third-place finish in its first Electronics Gaming Federal Overwatch National Championship held recently in Orlando.

The outstanding electronic game players of the renowned all-boys Catholic high school were Riley Colon, Dylan Fox and Anthony LeBlanc of Yonkers; Chris Nugent of Hartsdale and Michael Robles of the Bronx

The team, known as the Crusaders, earned the distinction to represent Stepinac for the top honors in the national competition by winning the inaugural CHSAA League Championship Title. A sixth member of the Stepinac team, Tyler Dobeck of Yonkers, contributed to the CHSAA victory.

Established in 2021, Stepinac’s Esports Club provides students with the opportunity to casually play and compete in their favorite games. They also learn crucial skills such as: prioritizing tasks, leading a team, collaborating with others, planning strategically and communicating effectively with others.

The rapid rise of Esports in high schools throughout the U.S. has generated opportunities for college scholarships and certification and degrees in Esports team management. Several Crusaders team members have already won college scholarships as a result of their notable competitive achievements this year.

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Supplemental Summons and Notice of Object of Action Supreme Court Of The State Of New York County Of Westchester ACTION TO FORECLOSE A MORTGAGE Index #: 71686/2023 Mortgage Assets Management, LLC Plaintiff, vs William J Rudy, Jr. As Heir To The Estate Of William J Rudy Sr. Who Was Surviving Spouse Of Rita J. Rudy, Unknown Heirs Of William J. Rudy, Sr. 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, United States Of America On Behalf Of The IRS, United States Of America On Behalf Of The Secretary Of Housing And Urban Development “John Doe #1” through “John Doe #12,” the last twelve names being fictitious and unknown to plaintiff, the persons or parties intended being the tenants, occupants, persons or corporations, if any, having or claiming an interest in or lien upon the Subject Property described in the Complaint, Defendant(s). Mortgaged Premises: 1 Oakhill Road Ardsley, NY 10502 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 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 Westchester. The basis of the venue designated above is the location of the Mortgaged Premises. TO Unknown Heirs of William J. Rudy, SR. Defendant In this Action. The foregoing Supplemental Summons is served upon you by publication, pursuant to an order of HON. Charles D. Wood of the Supreme Court Of The State Of New York, dated the Fifth day of August, 2024 and filed with the Complaint in the Office of the Clerk of the County of Westchester, in the City of White Plains. The object of this action is to foreclosure a mortgage upon the premises described below, executed by Rita J. Rudy (who died on November 1, 2022, a resident of the county of Westchester, State of New York) and William J. Rudy, Sr. (who died on June 19, 2023, a resident of the county of Westchester, State of New York) to secure the sum of \$675,000.00. The Mortgage was recorded at Instrument Number 513253555 in the Office of the Westchester County Clerk on November 28, 2011. The mortgage was subsequently assigned by an assignment executed January 22, 2018 and recorded on February 13, 2018, in the Office of the Westchester County Clerk at Instrument Number 580433468. The mortgage was subsequently assigned by an assignment executed September 17, 2021 and recorded on September 24, 2021, in the Office of the Westchester County Clerk at Instrument Number 612673299. The property in question is described as follows: 1 Oakhill Road, Ardsley, NY 10502 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: August 9, 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. 82120

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