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Vol. 105 No. 26 Thursday, June 26, 2025 24 Pages \$1

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Photo by Brenda Cox
Story on page 14



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Canarsie Courier

An Independent Newspaper Since 1921

We are not affiliated with any other news organization or publication.

*Established by Walter S. Patrick and
Lester J. Stillwell on April 22, 1921
Reorganized by Walter S. Patrick in 1923*

Serving Canarsie, Marine Park, Mill Basin,
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East New York, Flatlands, Flatbush, Gerritsen
Beach, Sheepshead Bay, Spring Creek
& Brownsville

Canarsie Courier Publications Inc.
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Letter To The Editor

Student Thanks the Courier for Sending New York Memorabilia

Editor's Note: Third-grade students from McLean, Virginia were assigned a project to teach others about the United States. Dhilan from The Langley School was assigned the great state of New York and contacted the Canarsie Courier for information (see "Please Help a Third-Grade Student from VA with his School Project!," Canarsie Courier, February 13, 2025).

Below is his thank you letter to the Courier and the people of New York State.

* * * * *

May 19, 2025

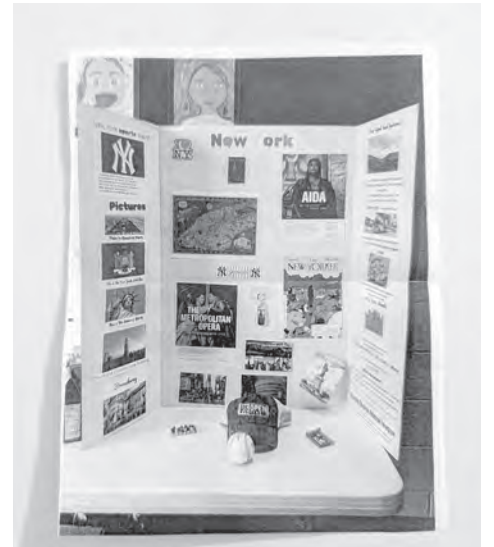
Thank you so much for responding to my letter to the people of New York. I

appreciate you sending me postcards, magazines and newspapers. My favorite item was the postcards because it helped me find out about different land features in New York. The most unique fact I learned about New York was that it has so many important land features.

On May 22nd, our entire grade displayed our floats at the State Fair. I've included a picture of my float. I hope I made you proud!

I really appreciate that you took the time to send me items and information about New York.

*Sincerely,
Dhilan*



WHAT'S HAPPENING

COMMUNITY
EVENTS
CALENDAR -
VOL. 105, NO. 26

SAT. JUNE 28TH

New York Road Runners:
Open Run
Canarsie Park - Field House
Seaview Avenue & East 88th
Street
9 a.m.

SUN. JUNE 29TH

New York Road Runners:
Open Run
Marine Park - Behind
Carmine Carro Community
Center
3000 Fillmore Avenue
9 a.m.

SAT. JUNE 28TH

Project Us: Summer is Rising
BBQ
Canarsie Park
Seaview Avenue & East 84th
Street
12 to 5 p.m.

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SAT. JUNE 28TH

Marine Park Alliance:
Gyotaku Printmaking
Salt Marsh Nature Center
3301 Avenue U
2 p.m.

SAT. JUNE 28TH

Annual Caribbean American
Heritage Day
State Senator Roxanne
Persaud's Office
1222 East 96th Street
2 to 6 p.m.

MON. JUNE 30TH

Assembly Member Jaime
Williams: Yoga in the Park
Carmine Carro Community
Center
3000 Fillmore Avenue
6:30 p.m.



The Canarsie Courier (USPS 088-040) is published weekly by the Canarsie Courier Publications Inc., 1142 E. 92nd Street, Brooklyn, N.Y. 11236. Subscriptions are \$25 per year in Brooklyn (\$50 everywhere else). U.S. periodicals postage paid at Brooklyn, New York. Postmaster: Send address changes to Canarsie Courier, 1142 E. 92nd Street, Brooklyn, N.Y. 11236. Subscriptions are nonrefundable and payable in advance. The Canarsie Courier reserves the right to edit, classify, index, or reject any and all material (copy, ads, photos, letters, etc.) not consistent with the policies of this publication. All articles, letters, pictures, advertisements and other materials herein are the exclusive property of Canarsie Courier Publications Inc. and may not be reproduced without written permission of the Publisher. All materials contained herein are copyrighted ©2011 by Canarsie Courier Publications Inc. Views of columnists contained herein are their own, and do not necessarily reflect the opinions or principles of the owners of the Canarsie Courier. The advertisements in the Canarsie Courier are, to the best of our knowledge, accurate representations of the products and services offered. However, no endorsement by the Canarsie Courier is intended or implied. All ads are read back to the advertiser, who is responsible for checking the published ad after the first insertion. Credit will only be given for the space occupied by the error for the first week. Credit will not be given after first insertion for any reason. Only original contest and sweepstakes coupons will be accepted. Prizes must be claimed in person by the winner no later than 14 days from the date of publication.

East Flatbush**Suspect in Double Shooting on the Run****By Lloyd Mitchell**

Detectives from Patrol Borough Brooklyn South are looking for a suspect who shot two men at Farragut Road and East 39th Street on Thursday, June 19th.

Officers from the 67th Precinct responded to a 911 call of an assault in progress and found a 28-year-old man with a gunshot wound to the back of the head and a 27-year-old man with gunshot wounds to his arm and leg around 4:20 p.m.

EMS rushed both victims to Kings County Hospital where the 27-year-old was listed in stable condition, while the 28-year-old was listed in critical condition, according

to police.

Officers also found a BMW with several bullet holes in the driver's side window.

No arrests have been made, and an investigation is ongoing.

Anyone with information regarding this shooting is asked to call the NYPD's CrimeStoppers Hotline at 800-577-TIPS (8477) or for Spanish, 888-57-PISTA (74782). The public can also submit their tips by logging onto the Crime Stoppers Website atcrimestoppers.nypdonline.org/, or on X @NYPDTips. All calls are strictly confidential.

**East New York****Dispute Leads to Fatal Stabbing****By Linda Steinmuller**

A 33-year-old man was stabbed to death in the vicinity of Livonia Avenue and Cleveland Street over the weekend.

Police from the 75th Precinct arrived at the scene around 3:30 p.m. on Saturday, June 21st, where they found the victim with a stab wound to his torso. He was taken by EMS to Brookdale Hospital, where he was later pronounced dead, police said.

Police sources said that the victim had an altercation with the suspect earlier that day and that the suspect returned with a knife, which was recovered at the scene.

The victim's identity is being withheld pending family notification.

There are no arrests, and an investigation is ongoing.

Anyone with information regarding this stabbing is asked to call the NYPD's CrimeStoppers Hotline at 800-577-TIPS (8477) or for Spanish, 888-57-PISTA (74782). The public can also submit their tips by logging onto the Crime Stoppers Website atcrimestoppers.nypdonline.org/, or on X @NYPDTips. All calls are strictly confidential.

Photo by Baqir Ahmad**Sheepshead Bay****One Dead, One Injured Following Dispute Inside Laundromat****By Linda Steinmuller**

A dispute at a Laundry King in Sheepshead Bay led to the death of one of the victims.

Police from the 61st Precinct were called to the scene of the assault, at 39 Neptune Avenue, around 10:40 p.m. on Sunday, June 22nd. They found a 54-year-old male with a stab wound to his torso and his 19-year-old son with a laceration to his forehead.

Police said that the two men were involved in an argument with another man outside the laundromat that spilled into the Laundry King.

Both victims were taken by EMS to NYU Langone Hospital – Brooklyn, where the

54-year-old victim succumbed to his injuries. The 19-year-old victim was listed in stable condition.

A motive behind the dispute is unknown.

There are no arrests, and an investigation is ongoing.

Anyone with information regarding this stabbing is asked to call the NYPD's CrimeStoppers Hotline at 800-577-TIPS (8477) or for Spanish, 888-57-PISTA (74782). The public can also submit their tips by logging onto the Crime Stoppers Website atcrimestoppers.nypdonline.org/, or on X @NYPDTips. All calls are strictly confidential.

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Gerritsen Beach

Spending Father's Day "Inside a Fire Truck"



By Brian Moreno

Despite the cold weather and gray skies, families gathered at Dr. John's Playground, located at Gerritsen Avenue and Avenue X, on Sunday, June 15th, for another event in the Just for Kids series, presented by the Marine Park Alliance (MPA), celebrating Father's Day as the Gerritsen Beach Volunteer Fire Department (known as the "Vollies") showed off their newest fire engine to the community.

The Father's Day event – "Inside a Fire Truck" – presented families with the opportunity to not only engage with themselves and other families but also share the experience of learning about a fire truck in a safe, calm environment, as well as see the tools firefighters use during a rescue.

Vollie Andrew McKenna led the tour of the new fire truck, explaining the components of the engine, such as the sirens, aerial ladder, hoses and nozzles and its very own water supply (holding up to 350 gallons of water). He also talked about the tools that are stored in the compartment, such as axes, air tanks, Halligan bars, hydraulic rescue tools, sled stretchers and helmets, among others.

"It's a good opportunity to introduce people to the fire truck, especially since it's relatively new," McKenna said. "It's a good opportunity for parents too, especially if they live in the neighborhood, to see that this is a service that's offered. We're the only neighborhood in Brooklyn that has a volunteer fire department, so I think it's good, especially since the neighborhood's changing and new people that aren't familiar with it can learn about our department and learn that there's opportunities, not only for them to volunteer and help out their community, but also to further gain skills themselves."

The Vollies was founded in 1922; for more than a century, its crew has grown to include 30 dedicated volunteers who answer over 500 calls per year, protecting life and property in the Gerritsen Beach area. The Vollies operate a fleet of four fire and EMS apparatus, as well as the new fire truck, which families photographed and children got the chance to sit in the passenger seat and turn on the sirens.

Parents got to spend quality time with their children and discover their interests.

"It's great seeing what people in the community do, and my son's been very interested in cars and fire trucks lately, so I think it's just quite an opportune time to be able to spend some time with my son and with something that he likes," Ben Pib said.

"It's one of our annual highlights and part of our Just For Kids program series and a great opportunity for kids and families to meet the first responders that keep us all safe," MPA Executive Director Scott Middleton said. "It's also an opportunity to learn some tips about what to do in the case of a fire or other emergency, how to safely evacuate and how to alert first responders so they can come."

The next Just for Kids event – "Movie Under the Stars: Under the Boardwalk" – will be held at 8 p.m. on Thursday, June 26th, at the Carmine Carro Community Center, 3000 Fillmore Avenue. Families are encouraged to wear their pajamas and bring a blanket.



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Dozens of Cops Honored at Clergy Council Dinner

By Brenda Cox

On June 4th, the 69th Precinct Clergy Council hosted its annual Police Officer and Community Prayer, Awards and Dinner at Liberty Hall Cathedral of Praise, 1387 East 96th Street. Dozens of officers, including distinguished guests, Patrol Bureau Brooklyn South Deputy Chief Raymond Porteus and Deputy Inspector Dion Hinds, commanding officer of the 69th Precinct, were in attendance.

The event was emceed by Clergy Council board member, Pastor Mulery Jean-Pierre from Beraca Baptist Church, who welcomed everyone to the ceremony. Opening prayers were then offered by other board members, Reverend Gesner Sagesse of Community Christian Church of New York, Dr. Cheryl Ault-Barker, of Consuming Fire Ministries International Inc., Pas-

tor Gale Forde and Dr. Lesley Samuel-Young of Phileo Outreach International Ministries, who prayed for the NYPD, the Nation and our community.

Sixty-ninth Precinct Clergy Council President Reverend Cecil Moonsam, an auxiliary lieutenant, addressed the gathering and reported on events and activities hosted by the group during the past year. One of the main accomplishments was monthly prayer vigils held on street corners, mainly at 69th Precinct identified hot spots.

Thirty officers, including Hinds, were recognized for their courageous and dedicated service to the community. Each was presented with a plaque that memorialized their service.

Sixty-ninth Precinct Community Council President Gardy Brazela and some members of the Clergy Council board were also similarly honored.



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Excellence on Full Display: District 18's Gala Honors the Brightest Young Stars

By Bristol Hendrix

On Tuesday, June 10th, the grand ballroom of the El Caribe Country Club sparkled with the spirit of celebration as District 18 brought together students, families, educators and community leaders for its highly anticipated "Excellence in 18 Ball." The annual event, hosted by the District 18 Community Schools team, honored the academic, civic and personal achievements of some of Brooklyn's most promising young scholars.

The evening unfolded as a stunning tribute to hard work, perseverance and the power of community. Students from across the district arrived dressed to impress, stepping onto the red carpet not only in formal wear but with pride, knowing they were being recognized for their excellence in and beyond the classroom.

"This is one of the most inspiring nights of the year," one organizer from the District 18 team said. "It's not just about awards — it's about recognizing the strength, talent and resilience of our young people. They are the heartbeat of our schools and the future of our city."

Among the many students honored was Theron McKenzie, an 8th-grader at Brooklyn Science and Engineering Academy. McKenzie received a Certificate of Excellence for exceptional academic achievement and a special designation as an Outstanding Citizen — a recognition awarded to students who demonstrate not only scholastic success but also character, leadership and a commitment to their school communities.

"I feel like I earned this because of everything I've done this year — not just my grades, but how I contributed to my school," McKenzie said, standing tall after accepting his award. "I'm on the debate team. I'm in the National Junior Honor Society, and I always try to be a leader."

McKenzie, who is headed to Brooklyn Technical High School this fall, already has big plans for his future. "I want to be a forensic scientist," he said with excitement. "Brooklyn Tech actually has a forensics department, so that's one of the reasons I chose it. I'm really looking forward to exploring that path."

When asked how he stays on top of his studies, McKenzie offered thoughtful advice: "Bring home



your old worksheets and go over them every now and then. Don't wait for the test to study. But also, don't stress too much — you have to give yourself time to relax too."

The event wasn't just about individual recognition; it was also a celebration of collective success. The gala showcased the strength of District 18's community, where educators nurture not just academics, but the whole child, and where parents and families are active partners in student achievement.

Throughout the evening, award recipients were called to the stage amid applause and cheers. Each student had their name pronounced with care, their school and grade proudly announced, and their stories briefly shared -- a detail that made the event deeply personal and emotional for many families.

The evening also featured a special dance by a ballroom dancing duo; the pair also did a mini dance class for the guests. As the night drew to a close, attendees left with smiles, bouquets and certificates in hand, but, more importantly, with a renewed sense of purpose and pride. For the honorees, the Excellence in 18 Ball was not just the end of a school year, but a launchpad into their next chapter.

"I'll always remember this night," McKenzie said before leaving the ballroom. "It shows that everything I've done mattered. And it makes me want to keep going."

Photo Credit: Jeffrey Gamble



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Cool Tech's President Cliff Roye Celebrates 25 Years



By Brenda Cox

Despite the torrential downpours on Saturday, June 7th, family and friends of Cliff Roye turned out for the networking event and ribbon-cutting ceremony celebrating the 25th anniversary of his company, Cool Tech Air Conditioning and Refrigeration, LLC.

The get-together was hosted by Kamla Millwood, president of Palatial Publishing LLC, and was held at the Caribbean American Chamber of Commerce and Industry Inc. (CACCI), located at 2121 Caton Avenue.

Dr. Jean Joseph, president of CACCI, welcomed and congratulated Roye on his achievement, stating, "Cliff, you have done a marvelous job. As a small business owner, I know it's not easy. It's okay to start, but to maintain for 25 years is a plus." She then presented him with a gold medal, on behalf of CACCI.

Joseph credited her predecessor, the late Dr. Roy Hastick Jr., who founded CACCI in 1985, for creating a space where small businesses could be nurtured and supported.

Ken Marable, who represented the Brooklyn Chamber of Commerce (BCC), also applauded Roye for his perseverance and leadership, noting that creating a thriving small business is no easy task. "I commend you for taking that step forward," he said to Roye. "The small business is not easy to do," he emphasized.

The BCC ambassador stated that the accomplishment was significant and deserved recognition. Turning to the guests, Marable added, "Today, we are going to celebrate Cliff Roye for his tenacity, for his vision and just for him being himself -- working hard."

Roye credits Cool Tech's longevity and overall success mainly to his personal work ethic. After graduating from college, he worked with another HVAC company for three years before acknowledging, "I can do this myself. So, I just started my own company."

He quipped that that was the beginning of his 16-hour workdays. And though the hours were arduous, Roye said he was determined to make things work. He shared with the *Canarsie Courier* that there were also times when the money did not come in as expected, because clients did not always pay on time. But he stated the quality of the service he provided was never compromised.

His self-discipline, great customer relations and his love for the job were also major factors that allowed him to grow Cool Tech to an M/BE-Certified company with five trucks, six employees and a number of capable subcontractors.

Roye thanked everyone as they surrounded him for a ribbon-cutting that marked the beginning of his next 25 years in business. "It is great to have family and friends come out and celebrate my 25th anniversary. Being in business for 25 years, as you've already heard, is no joke. It's serious business," he stated. He praised Hastick, with whom he had celebrated prior milestones, for his vision of business networking, explaining that that kind of support was crucial.

"And that's what Dr. Hastick's legacy is all about -- bringing businesses together," Millwood commented, before presenting Roye with a proclamation from State Senator Roxanne Persaud.

On behalf of BCC, Marable also gave the guest of honor a map of Brooklyn, which pinpointed 902 East 86th Street, the exact location of Cool Tech Air Conditioning and Refrigeration, LLC.

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The Iconic Mirage Diner Continues to Serve Patrons for Over 20 Years

By Angela G. Nannetti

One of the few remaining classic diners in Brooklyn, the Mirage Diner is owned and operated by a quintessential Greek-American family, with a penchant for the concept of *xenia*, the kind of warm, welcoming hospitality that immediately makes you feel like family.

Open daily from 7 a.m. to midnight, and located in the heart of Midwood, at 717 Kings Highway, the Mirage offers everything you would expect from a classic American diner: a casual atmosphere, a huge menu, booth, table and counter seating, and, most important of all, great food, made to order. Whether patrons are in search of a big hearty breakfast and a cup of joe, a late-night comfort food fix like a milkshake and a cheeseburger deluxe with fries and onion rings or a more refined dinner of steak, seafood and cocktails, they are sure to find it at the Mirage, which is a veritable foodie's paradise.

With truly impeccable service, an intimate private dining space that seats up to 90 and a variety of customized menu options, the Mirage is also a great place for special events, corporate functions, family gatherings, bridal showers, anniversary parties, birthdays and more. A recent political fundraiser held at the Mirage Diner in May was highly acclaimed, with a buffet style dinner replete with a variety of mouthwatering Mediterranean menu selections, including Greek salad, fried calamari, eggplant parmesan, penne alla vodka, steak marsala and seafood stuffed mushrooms, all cooked to perfection and served by a full wait staff.

To make a special reservation, inquire about events and catering or to place an order for free delivery, please call (718) 998-3750 or visit miragediner.com. Free parking is available for customers.



For a cup of coffee or a quick bite, a seat at the counter is perfect.



The Mirage Diner offers free parking for customers.



A large group of supporters at a recent fundraiser held in the Mirage's private party room.

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P.S. 207 and Fillmore Academy Show Their Artistic Side at Annual Art Show

By Linda Steinmuller

On Friday, May 23rd, students from P.S. 207 and Fillmore Academy showcased their creative side at the school's 16th Annual Art Show.

Over 500 works of art were on display, ranging from grades 3-8, in the school's gym, at 4011 Fillmore Avenue.

Special thanks to P.S. 207 Principal Neil J. McNeill, Jr. and Assistant Principals Terri Contursi, Noreen Alvarez and Teresa Kepertis for enabling the school to put on a fabulous art showcase, which would not be possible without Visual Arts teachers Michele Kelly and Donna Tran.

The art students created magnificent and dynamic works of visual arts, and the school – and their families -- are very proud of them. Their families deserve heaps of praise for inspiring their children to express themselves creatively and for supporting the Visual Arts programs at the school.

The art show was dedicated to Sue DiGiacomo, whose memory the staff and students will always love and cherish.

Photos courtesy of P.S. 207/Fillmore Academy



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National Junior Honor Society at P.S./I.S. 66 Inducts New Members



National Junior Honor Society inductees taking the oath.

By Brenda Cox

As was evident by the packed auditorium at P.S./I.S. 66, located at 845 East 96th Street, the dank weather on Saturday, June 14th, did not dissuade parents and other well-wishers from attending the Second Annual Induction Ceremony of the Canarsie Blue Jays Chapter of The National Junior Honor Society (NJHS).

The prestigious honor was conferred on 30 middle school students who met the criteria for induction, having excelled at NJHS's five required pillars: scholarship, leadership, service, character and citizenship. Students also had to maintain a cumulative grade average of 85 or higher, complete a formal application and submit an essay, which was reviewed by a faculty committee. Teacher recommendations were also part of the selection process.

Dozens of smiling parents sat with cameras poised, not wanting to miss even a moment of the ceremony. As the inductees' names were called, each marched proudly onto the stage and signed their names in the official NJHS registry, which solidified their commitment to the five pillars.

In her address to the honorees, Principal Krystle Charlemagne stated, "You are not just students – you are examples. Your leadership sets the tone for this school, and your legacy is what others would look up to. Today is a reminder that your voice, your values and your actions matter."

Myles Hollingsworth, a senior at Howard University and also current president of the NAACP New York State Youth and College Division, delivered the keynote address. Hollingsworth challenged students to lead with intention, build legacy and invest their talents in uplifting their communities.

"This is not just a moment. This is a milestone. This is a call to action," Hollingsworth asserted. He explained that the call to action was not just about scholarship, service or being a good person, but also about being true to oneself. "Do not ever let people tell you who you are. You show them who you are," he told them boldly.

Assistant Principal Patrick Petot gave the closing remarks. "It is always a high point to highlight the principles of the National Junior Honor Society, the principles of our school and the principles of scholarship," he stated. "You guys are our best. You are our brightest, and we'll always look to you as our future leaders."



NJHS inductees at P.S./I.S. 66.

Photo courtesy of P.S./I.S. 66



NJHS members at P.S./I.S. 66.

Photo courtesy of P.S./I.S. 66

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Canarsie Courier Represented at I.S. 228 Career Day

By Angela G. Nannetti

Thanks to an invitation from my all-time favorite Phys Ed teacher, Edward Maffai, I returned to my alma mater, I.S. 228 David A. Boody, at 228 Avenue S, to participate in the school's annual Career Day Fair on Friday, May 23rd.

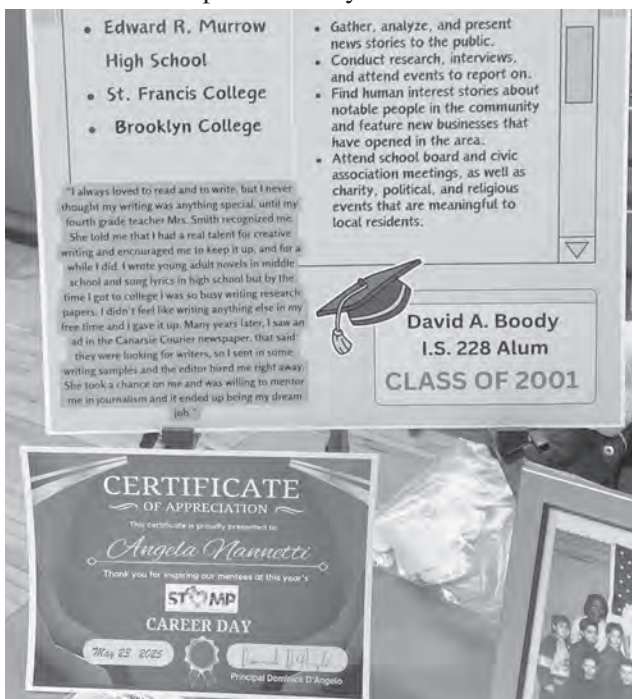
School counselor and STOMP (Student Teacher Outreach Mentorship Program) coordinator, Betty Tang, and her team rolled out the red carpet and pulled out all the stops for more than a dozen presenters, who were given the opportunity to connect with over 400 middle school students. Presenters included a saxophone player, a graphic designer, a baker, a dog trainer, a DSNY rep, an actress and many more.

The event was especially meaningful for me personally, as a graduate of the class of 2001, and gave me the opportunity to share my memories and old school photos with curious students, 24 years later. There, at my table in the school's gym, I passed out several hundred copies of the *Canarsie Courier*, shared samples of some of my favorite articles, answered a whole slew of well-thought out questions and talked journalism with kids for nearly five hours.

Flipping through the pages of a newspaper was a first for most students, who had only ever seen one in the hands of their grandparents before. I was so delighted by their curiosity and enthusiasm to learn more, and it is my hope that they continue to explore the limitless possibilities of the world around them as they chose their own career paths in the years to come.



Angela Nannetti, center, wearing beige top, circa 1998.



Presenters receive awards and posters detailing their education and work responsibility.



Presenters with Edward Maffai, center, wearing blue.
Photo courtesy of Edward Maffai

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Jamaica Bay Library Kicks off Summer Reading Program

By Angela G. Nannetti

With the school year rapidly coming to a close, families looking to prevent Summer Slide (the learning loss students experience in reading and math when school is not in session) can rely upon their local libraries to help fill some of the gaps with their seasonal programming.

To kick off their annual Summer Reading Program on Wednesday, June 4th, the staff at the Brooklyn Public Library's Jamaica Bay branch, located at 9727 Seaview Avenue, hosted an exciting celebration for their young patrons.

Kids of all ages, from toddlers to teens, were treated to a captivating magic show, performed by Amore. The master magician shared how he fell in love with magic as a young boy, after watching a show at his local library. He explained how that one experience sparked a lifelong passion for magic and inspired him to read books about legendary magicians and the secrets of their crafts.

Children entered raffles, ate snacks and took home free books and a goody bag, which contained their brand-new Summer Read-

ing tracker chart and accompanying stickers. The concept of the tracker is always the same -- kids place a sticker on the chart each day they read for 20 minutes.

The design changes annually, however, with the 2025 edition focusing upon urban structures, created with geometric-shaped stickers.

To learn more about the programs this and other branches offer, visit <https://www.bklynlibrary.org/summer-reading/events>.



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KINGS COUNTY ESTATE SETTLEMENT

Probate Citation File No. 2025-1409 SURROGATE'S COURT - KINGS COUNTY CITATION THE PEOPLE OF THE STATE OF NEW YORK, By the Grace of God Free and Independent TO: The unknown heirs at law, next of kin, and distributees of Elena Powell a/k/a Elena Victoria Powell Reid, Elena V. Powell, deceased, if any of them are living, and if any of them are deceased, to their heirs at law, next of kin, distributees, legatees, executors, assignees and successors in interest whose names are unknown and cannot be ascertained after due diligence. A petition having been duly filed by Janice Hazeley, who is domiciled at 4587 Sunprince Drive, Harrisburg, NC 28075 YOU ARE HEREBY CITED TO SHOW CAUSE before the Surrogate's Court, Kings County, located at 2 Johnson Street, Rm 319, Brooklyn New York, on July 10, 2025 at 10:00 in the forenoon of that day, why a Decree should not be made in the estate of Elena Powell a/k/a Elena Victoria Powell Reid, Elena V. Powell lately domiciled at 185 Hall Street, Apt 911, Brooklyn, NY 11205, admitting to probate a Will dated August 31, 2017 (a Codicil dated n/a, n/a) as the Will of Elena Powell a/k/a Elena Victoria Powell Reid, Elena V. Powell deceased, relating to real and personal property and directing that [X] Letters Testamentary issue to: Janice Hazeley May 28, 2025 Dated, Attested, and Sealed, Hon. Bernard J. Graham Surrogate Lisa Mathis Chief Clerk DOMINIC J. FAMULARI Firm Name (718) 748-3333 Telephone 6741 Third Avenue,

Brooklyn, NY 11220 Address dominic@famulari-law.com Email [NOTE: This citation is served upon you are required by law. You are not required to appear. If you fail to appear it will be assumed you do not object to the relief requested. You have a right to have an attorney appear for you.]

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Notice of Formation of 114 PL OZONE LLC. Articles of Organization filed with Secretary of State of NY (SSNY) on 11/03/2024. Office location: Kings County. SSNY designated as agent of Limited Liability Company (LLC) upon whom process against it may be served. SSNY should mail process to FAZHENG LI: 605 57TH ST. 3FL, BROOKLYN, NY 11220. Purpose: Any lawful purpose.

KINGS COUNTY NOTICE OF FORMATION OF A LIMITED LIABILITY COMPANY

Notice of Formation of Goods Sold LLC. Articles of Organization filed with Secretary of State of NY (SSNY) on 04.09.2025. Office location: Kings County. SSNY designated as agent of Limited Liability Company (LLC) upon whom process against it may be served. SSNY should mail process to Aleksei Ershov: 2315 E 23RD STREET, BROOKLYN, NY, 11229. Purpose: Any lawful purpose.

KINGS COUNTY LEGAL NOTICE

COMPROMISE CITATION File No. 2018-2973/A SURROGATE'S COURT: KINGS COUNTY CITATION The People of the State of New York by the Grace of God Free and Independent, TO: Emily Barr Cruz, Samantha Barr Cruz, Jennifer Barr Cruz and Matthew Rodriguez Cruz, if living and if any of them be dead, to their heirs at law, next of kin, distributees of the Estate of Diana Rodriguez, deceased, if living and if any of them be dead to their heirs at law, next of kin, distributees, legatees, executors, administrators, assignees and successors in interest whose names are unknown and cannot be ascertained after due diligence. A petition and an account having been duly filed by Lucille Orlando whose address is 321 Trotman Street, Apt. 2A, Brooklyn, NY 11237. YOU ARE HEREBY CITED TO SHOW CAUSE before the Surrogate's Court, Kings County, New York, located at 2 Johnson Street, Brooklyn, New York, on August 7th, 2025, at 10:00 a.m. Room 319, WHY: The following should not be granted: Distributing net settlement sum of \$181,399.86; modifying the restrictions contained in the Letters of Administration to allow for distribution of the settlement proceeds; distributing the net proceeds, plus any accrued interest in the amount of \$17,500.00 to Lucille Orlando for commissions, \$106,949.93 to Jeffrey Norwood for his distributive share, and equal shares of \$11,389.99 to each of the following: Gabriella Rodriguez, Jennifer Barr Cruz, Emily Barr Cruz, Matthew Rodriguez Cruz, and Samantha Barr Cruz; dispensing with the filing of a bond; and such other relief as may be just and proper. Dated, Attested and Sealed, May 30, 2025. HON. Bernard J. Graham Surrogate Lisa Mathis Chief Clerk Irwin J. Weinstein Harris Keenan & Goldfarb PLLC, 233 Broadway, 9th Floor, New York, New York 10279 (212) 393-1000 iweinstein@hkgclaw.com NOTE this citation is served upon you as required by law. Your are required to appear. If you fail to appear, it will be assumed that you do not object to the relief requested. You have the right to have an attorney-at-law appear for you.

KINGS COUNTY NOTICE OF FORMATION OF A LIMITED LIABILITY COMPANY

GB STAR LLC. Arts. of Org. filed with the SSNY on 05/20/25. Office: Kings 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, 34 Eckford Street, #3A, Brooklyn, NY 11222. Purpose: Any lawful purpose.



KINGS COUNTY NOTICE OF FORMATION OF A LIMITED LIABILITY COMPANY

JKS PRECISION REPAIRS LLC. Arts. of Org. filed with the SSNY on 06/17/25. Office: Kings 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, 1267 East 103rd Street, Brooklyn, NY 11236. Purpose: Any lawful purpose.

KINGS COUNTY NOTICE OF FORMATION OF A LIMITED LIABILITY COMPANY

Notice of Formation of 43WarMax LLC. Articles of Organization filed with Secretary of State of NY (SSNY) on 02/12/2025. Office location: Kings County. SSNY designated as agent of Limited Liability Company (LLC) upon whom process against it may be served. SSNY should mail process to DeShawn Ward-Maxwell: 844 Eastern Parkway Brooklyn NY 11213. Purpose: Any lawful purpose.

KINGS COUNTY NOTICE OF FORMATION OF A LIMITED LIABILITY COMPANY

A Notice of Formation of JKB Investor LLC, Art. of Org. filed Secy. of State of NY (SSNY) on 4/7/2025. Office location: Kings County. SSNY Designated as agent of LLC upon whom process against it may be served. SSNY shall mail copy of process to: The LLC, 1050 Grand St, Brooklyn, NY 11211. Purpose: any lawful activity.

KINGS COUNTY NOTICE OF APPLICATION OF A LIQUOR LICENSE

Notice is hereby given that a license number NA-0340-25-111639 for on-premises liquor has been applied for by **Sushi Shiro Williamsburg Inc.** to sell beer, cider, liquor and wine at a retail in a restaurant under the Alcoholic Beverage Control Law at **568 Metropolitan Avenue, Brooklyn, NY 11211** for on premises consumption.

KINGS COUNTY NOTICE OF FORMATION OF A LIMITED LIABILITY COMPANY

GRAND LUNA LLC. Arts. of Org. filed with the SSNY on 06/13/25. Office: Kings 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, 77 Box Street, Brooklyn, NY 11222. Purpose: Any lawful purpose.

WATCH YOUR BUSINESS SOAR!

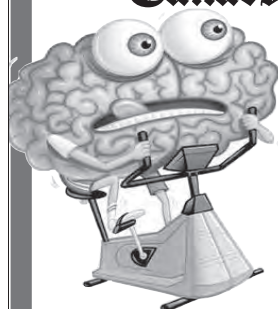
ADVERTISE IN THE CANARSIE COURIER

CALL 718-257-0600

KINGS COUNTY NOTICE OF FORMATION OF A LIMITED LIABILITY COMPANY

Notice of Formation of 3015 THOMSON RH LLC Arts. of Org. filed with Secy. of State of NY (SSNY) on 05/13/25. Office location: Kings County. Princ. office of LLC: c/o Norton Rose Fulbright US LLP, 1301 Ave. of the Americas, NY, NY 10019. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to Philip J. Michaels at the princ. office of the LLC. Purpose: Any lawful activity.

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LEGAL NOTICES



KINGS COUNTY
SUMMONS

INDEX NO.: 508618/2019
Date Filed: 6/4/2025
SUPPLEMENTAL SUMMONS WITH NOTICE
MORTGAGED PREMISES: 978 East 80th Street, Brooklyn, New York 11236
BL #: 8016/71
Plaintiff designates KINGS County as the place of trial; venue is based upon the county in which the mortgaged premises is situate.
STATE OF NEW YORK
SUPREME COURT: COUNTY OF KINGS
Wilmington Trust, National Association, not in its individual capacity but solely as Successor Trustee to Citibank, N.A. as Trustee to Lehman XS Trust Mortgage Pass-Through Certificates, Series 2005-8,
Plaintiff,
vs.
Kings County Public Administrator, as Administrator of the Estate of Wilbert Heron a/k/a Wilbert Samuel Heron a/k/a Wilbert S. Heron; Earl A. Heron a/k/a Earl Heron, Individually and as Heir-at-Law of the Estate of Wilbert Heron a/k/a Wilbert Samuel Heron a/k/a Wilbert S. Heron; Suzzette Marica Johnson, as Heir-at-Law of the Estate of Wilbert Heron a/k/a Wilbert Samuel Heron a/k/a Wilbert S. Heron; Unknown Heirs of the Estate of Wilbert Heron a/k/a Wilbert Samuel Heron a/k/a Wilbert S. Heron and all the heirs at law, next of kin, distributees, devisees, grantees, trustees, lienors, creditors, assignees and successors in interest of any of the aforesaid defendants, next of kin, distributees, devisees, grantees, trustees, lienors, creditors, assignees and successors in interest of any of the aforesaid classes of person, if they or any of them be dead, and their respective husbands, wives or widows, if any, and all of whom and whose names and places of residence are unknown to plaintiff, except as herein stated; Ocean Bank, F.S.B.; United States of America o/b/o Internal Revenue Service; New York State Department of Taxation and Finance; Donna M. Heron; New York City Environmental Control Board; New York City Department of Finance Parking Violations Bureau; New York City Transit Adjudication Bureau; John Doe #1 through #6, and Jane Doe #1 through #6, the last twelve names being fictitious, it being the intention of Plaintiff to designate any and all occupants, tenants, persons or corporations, if any, having or claiming an interest in or lien upon the premises being foreclosed herein.
TO THE ABOVE NAMED DEFENDANTS:
YOU ARE HEREBY SUMMONED to answer the Complaint in this action and to serve a copy of your answer, or, if the Complaint is not served with this Summons, to serve a notice of appearance on the attorneys for the Plaintiff within 20 days after the service of this Summons, exclusive of the day of service (or within 30 days after service is complete if this 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 Amended Complaint.
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 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.
THE OBJECT of the above captioned action is to foreclose a Mortgage to secure \$375,000.00 and interest, recorded in the Office of the City Register of City of New York on August 25, 2005 as CRFN 2005000479290, covering premises known as 978 East 80th Street, Brooklyn, New York 11236, BL #: 8016-71.
The relief sought in the within action is a final judgment directing the sale of the premises described above to satisfy the debt secured by the Mortgage described above. The Plaintiff also seeks a deficiency judgment against the Defendants and for any debt secured by said Mortgage which is not satisfied by the proceeds of the sale of said premises.
TO the Defendants Unknown Heirs of the Estate of Wilbert Heron a/k/a Wilbert Samuel Heron a/k/a Wilbert S. Heron and all the heirs at law, next of kin, distributees, devisees, grantees, trustees, lienors, creditors, assignees and successors in interest of any of the aforesaid defendants, next of kin, distributees, devisees, grantees, trustees, lienors, creditors, assignees and successors in interest of any of the aforesaid classes of person, if they or any of them be dead, and their respective husbands, wives or widows, if any, and all of whom and whose names and places of residence are unknown to plaintiff, the foregoing Supplemental Summons with Notice is served upon you by publication pursuant to an Order of the Hon. Carolyn Mazzu Genovesi, J.S.C. of the Supreme Court of the State of New York, County of Kings, dated May 22, 2025 and filed May 30, 2025.
Dated: June 6, 2025
/s/ Christhie M. Montero
Christhie M. Montero, Esq.
McCalla Raymer Leibert Pierce, LLP
420 Lexington Avenue, Suite 840
New York, New York 10170
Phone: 347.286.7409
Fax: 347-286-7414
Attorneys for Plaintiff,
Wilmington Trust, National Association, not in its individual capacity but solely as Successor Trustee to Citibank, N.A. as Trustee to Lehman XS Trust Mortgage Pass- Through Certificates, Series 2005-8
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 Banking Department of Financial Services at 1-800-342-3736 or visit the Department's website at www.dfs.ny.gov.
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.

DENTAL IMPLANTS & ORAL SURGERY

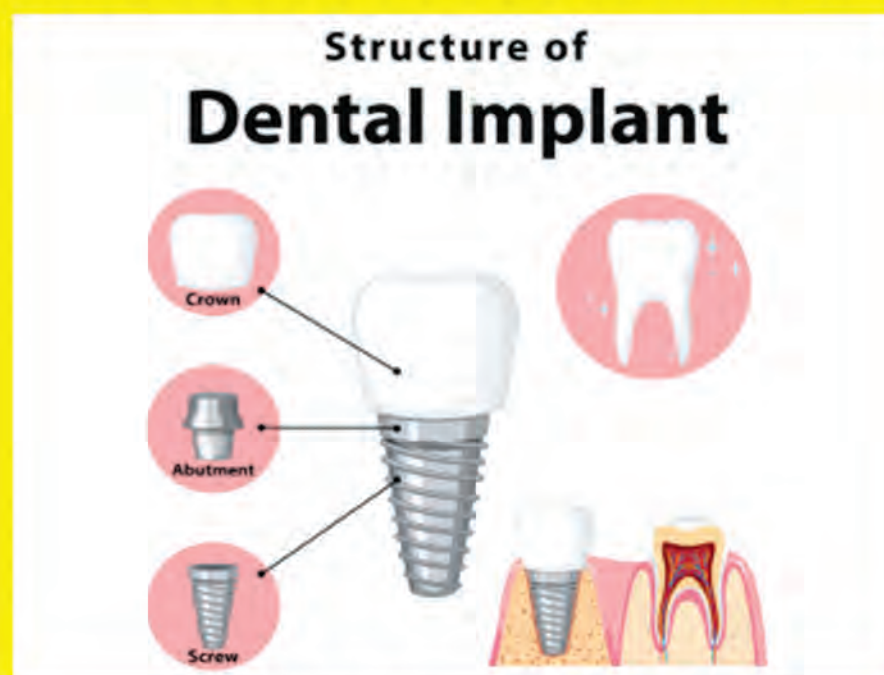
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with writing samples to:*

CANARSIE COURIER

Editorial Department
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Brooklyn, NY 11236
(718) 257-0600

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Looking for a serious, experienced, part time individual to clean on a weekly basis, References needed.

(917) 995-7489

Canarsie

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Canarsie

Semi-detached, 1 Family duplex, full finished basement, 3 BRs, 2 1/2 baths, central air & heat, mint condition, asking \$749K.

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(718) 490-5703

CONDO FOR SALE

Canarsie

Studio condo, new kitchen, new bathroom, near transportation/shopping, vacant, Ready To Go!!, \$165K.

L J Estates
(917) 294-0612

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COOP FOR SALE

Old Mill Basin

2 bed, 1 bath Co-op for sale, Lower corner in Fillmore Gardens. Renovated kitchen with stainless steel refrigerator, and granite countertops, Large foyer for dining table. Spacious living room and bedrooms. 1 small dog or cat OK. \$937.04 monthly maintenance includes electric, gas, heat, water/sewage, real estate taxes and parking spots. \$270,000.

Bright Horizons Realty
(718) 615-1441

Old Mill Basin

FULLY RENOVATED! 1 bed, 1 bath, Co-op for Sale, LOWER unit within Fillmore Gardens cooperative apartments. Apartment has been completed renovated with new electrical wiring, plumbing, windows and hard wood flooring. Kitchen has stainless steel appliances, granite counters and new engineered flooring. Bath is fully tiled with new vanity and shower system. Full size washer and dryer. One dog or cat OK. \$711.71 monthly maintenance includes electric, gas, heat, water and real estate taxes. There is a \$60.75 assessment until 12/2026. Additional fee for each A/C, washer and dryer. Near to all shopping and transportation \$280,000.

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ROOMS FOR RENT

Canarsie: Large, unfurnished, share kitchen, own 1/2 bath, large closet, \$325 weekly, all utilities included, (917) 865-9002

Canarsie: Unfurnished, share kitchen/bath, \$950 monthly. Exit All Seasons RE (347) 782-8571

Canarsie: Furnished, share kitchen/bath, w/ 1 person, 2 weeks deposit, 1 week rent, all utilities included, \$250 weekly, (929) 780-3071

Canarsie: Furnished, share kitchen/bath, no pets/smoking, (917) 609-2093

Canarsie/Flatbush: Furnished, share kitchen/bath, close to transportation, no smoking/pets, \$950. Marcia Prince Realty- Leonard (646) 474-6640

ENY: Furnished in Private House, share kitchen/bath, no pets/smoking. Call (347) 430-8035

Canarsie: Large, furnished, share kitchen/bath, no smoking/pets, \$300 weekly. (718) 249-3073

Lenox Rd/E 48/E49: Beautiful furnished/ share kitchen/bath, \$1,000, NO BROKERS! (646) 515-4794

Canarsie: Beautiful unfurnished, share kitchen/bath, HWFS, \$975. Broker (347) 393-9403

OMB: Unfurnished, share kitchen/bath, no pets/smoking, \$1,200. Broker (646) 721-2921; (347) 969-2310

Canarsie: Unfurnished, own bathroom, near transportation, \$1,200. Broker (646) 721-2921; (347) 969-2310

Canarsie: Unfurnished, share kitchen/bath, no pets/smoking, \$1,000. (347) 381-9772

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In The Canarsie Courier Classifieds

ROOMS FOR RENT

E Flatbush: Lovely Furnished, own shower, own refrigerator, share kitchen. w/1 person, utilities included, \$325 weekly, near buses/trains. Broker (718) 810-2218

Flatbush: Furnished, in a private house utilities included, share kitchen/bath, \$350 weekly, five minute walk from the 2 and 5 train, quiet block, sharing with one person. (347) 740-7798

Canarsie: Unfurnished, share kitchen/bath, no pets/smoking, \$1,025. Text (917) 673-8039

Canarsie: Unfurnished, share kitchen/bath, no pets/smoking, \$1,100 monthly. (718) 444-5469

Canarsie: Nice, spacious, unfurnished room, 2 windows, all utilities included, \$950. Broker (718) 810-2218

Canarsie: Furnished, excellent condition, front & back entrance, all utilities included, share kitchen/bath, \$1,000. LIC RE Broker (347) 471-5034

E54/Avenue I: COMPLETELY RENOVATED EXTRA LARGE unfurnished room, hardwood floors, lots of sunlight, \$1,200. Curtis Chance Realty (718) 859-7300; (917) 679-3017

OMB: Furnished, share kitchen/bath, no pets/smoking, utilities included, \$250 weekly. Owner (347) 453-7962; (347) 742-9828

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UNFURNISHED APT

Newkirk/E23: EXTRA LARGE 3 BRs, completely renovated, LARGE living room, NEW STAINLESS STEEL APPLIANCES, lots of closets, HWF's, near B, Q, #2 & #5 trains, B44, B8, B103, B49 buses, \$3,200, SECTION 8 ACCEPTED. Curtis Chance Realty (718) 859-7300; (917) 679-3017

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FURNISHED APT

Linden/E91: FULLY FURNISHED STUDIO APARTMENT, INTERNET & TV, LIGHT & GAS INCLUDED, NEAR TRANSPORTATION, B35, B15 buses, \$1,300. Curtis Chnace Realty (718) 859-7300 (917) 679-3017

UNFURNISHED APT

Rockaway Avenue/Sutter: EXTRA LARGE completely renovated studio, NEW kitchen, HWF's, close to transportation, \$1,250. Curtis Chance Realty (718) 859-7300; (917) 679-3017

Canarsie: 1 BR, living room, dining room, eat in kitchen, new appliances, parking included, \$2,000 monthly. Must have credit over 700. Call or text (917) 364-4965

Canarsie: 1 BR, electric included. Yves- Exit All Seasons RE (646) 286-7580

Georgetown/Ralph/E65: Beautiful mint condition 1 BR, all utilities included, \$2,000. LIC RE BROKER (646) 515-4794

Canarsie: Beautiful 1 BR basement, high ceilings, renovated, all utilities included, \$1,800. Broker (347) 453-0327

E21/Ave D: EXTRA LARGE 1 BR in elevator building, LARGE LIVING ROOM, EIK, NEW APPLIANCES, HWF's, large closet, near B8, B103, B41 buses, B & Q trains, \$1,800. Curtis Chance Realty (718) 859-7300 (917) 679-3017

E Flatbush: 1 BR, 1st floor, near transportation/shopping, \$2,300. (646) 330-3205

Canarsie: 2 BRs, 2 bathrooms, living room, dining room, eat in kitchen, wooden floors, Available at Once, must have good credit, \$3,000 monthly, No Brokers!!, call or text (917) 364-4965

Canarsie/E 85/Seaview: Beautiful spacious 2 BRs, 1 1/2 bath, parquet floors, \$2,700. LIC RE BROKER (646) 515-4794

Canarsie: 2 BRs, 1 bath, newly updated, Available Now!!, \$2,800, no utilities included. Johnson Real Estate (718) 209-7005

E86/Avenue I: EXTRA LARGE 2 BRs, large living room, large EIK with dining area, new STAINLESS STEEL APPLIANCES, lots of closets, near L train, B17, B82, B103 buses, \$2,300. Curtis Chance Realty (718) 859-7300 (917) 679-3017

UNFURNISHED APT

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Many Apartments to choose from in Brooklyn

Studio, 1 BR, 2 BR, 3 BR, 4 BR!

Nest Seekers Real Estate (347) 495-1708

CharleneD@nestseekers.com
[@thefacebehindthebrand](http://thefacebehindthebrand.com)

Crown Heights: 2 BRs, heat/hot water included, near all, \$2,400. (718) 344-4292

Church Ave/ Rogers: COMPLETELY RENOVATED, 2 BRs, NEW bathroom, large living area, NEW KITCHEN w/ SS appliances, HWF's, near shopping, B35, B12, B44, B41, B49 buses, #2 & #5 trains, \$2,600. Curtis Chance Realty (718) 859-7300 (917) 679-3017

Canarsie: 2 BRs, excellent condition, new kitchen/bath, new appliances, \$2,700. LIC RE Broker (347) 471-5034

Beverly Rd/E21: COMPLETELY RENOVATED 2 BRs, large living room, NEW kitchen, NEW appliances, HWF's, near shopping & transportation, B35, B41, BM2, B103, B & Q trains, \$2,700, SECTION 8 OK. Curtis Chance Realty (718) 859-7300; (917) 679-3017

E Flatbush: Newly renovated Large 3 BRs, near transportation, \$3,100. Broker (347) 393-9403

Flatbush/ Foster: RENOVATED 3 BRs, LARGE LIVING ROOM, EIK, HWF's, near TRANSPORTATION, B6, B8, B41, B103, B49 buses, #2 & #5 B & Q trains, \$2,800, VOUCHERS ACCEPTED. Curtis Chance Realty (718) 859-7300 (917) 679-3017

Queens/Rosedale: Large 3 BRs, 2nd floor, 2 full bathrooms, near all, \$3,500. (929) 631-9753

Georgetown: 3 BR, excellent condition, HWFS throughout, nice kitchen/bath, \$3,000. LIC RE BROKER (917) 371-7384

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(Ave L) Building +
Business FOR SALE!
Veterinary (40 years)
fixtures & business!
1,265 Sqft + Basement.

Building Size: 17.75 x 55 on a 17.75 x 100 Lot, R5D, C2-3 + 2,290 Unused FAR Build On! Can be convert to Retail, Day Care, Church, School, Adult Community or ANY use! WILL NOT LAST!



CANARSIE
992 Remsen Ave,
Brooklyn, NY 11236
(Remsen Ave) Detached
Brick FOR SALE! 50 Yrs
Auto Mechanic Building &
Business Package!
3Lift, Oil Tank, Fixture +
Tools Included- Turnkey!

Can be converted to any use! 14 Ft Ceiling, 1/2 Bath & Front Prvt Drvwy for 4 cars +. Building Size: 20 ft x 82 ft on 21.58 ft x 100 ft Lot R4-1 Zone! Near BJ's, All Shopping & Buses! WILL NOT LAST!



BUSHWICK

(Bushwick & Cornelia St) Stunning Brownstone Mini-Mansion in Prime Bushwick! Exclusive Listing by BRP! Discover this gorgeously maintained semi-attached brownstone — a rare gem on one of Bushwick's most desirable blocks!

Owned by the same family since 1980, this three-level home plus fully finished basement has been lovingly restored to its original grandeur with magnificent architectural details throughout. Building Size: 20 ft x 49 ft Lot Size: Huge 33 ft x 100 ft Zoning: R6 with 5,973 sq ft of unused FAR — potential for expansion or development Taxes: Low real estate taxes Garage & Parking: Private gated driveway with freestanding 3-car garage Key Features: 12 ft ceilings, original moldings, parquet flooring, and tile work Generously sized bedrooms on each floor with abundant natural light and closet space Fully finished basement with 3/4 bath — perfect for rec room, or office New gas hot water heater and laundry room Will be delivered fully vacant. Located just minutes from subway stations, restaurants, and shopping, and surrounded by properties selling for \$1,500+/sq ft, this is a rare opportunity to own a classic Brooklyn brownstone in a booming neighborhood.



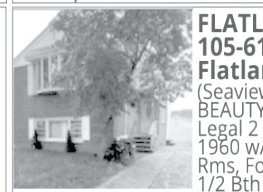
KENSINGTON
207 Ocean Pkwy
Unit#1J, Brooklyn, NY
11218
(Ocean Parkway/Church Ave) Dentist (1984 Business) & Co-op Unit FOR SALE. Turnkey, Equipment & X-Ray

Machine, Furniture (Receptionist Desk + File Cabinet) Maintenance Fees Included . Heat, HW, Master Insurance - Pay Own Electric! No FLIP tax! No Board Approval! Can be converted to Office and/or Daycare. **ASKING: \$275K**



BATH BEACH
59 Bay 29 Street,
Brooklyn, NY 11214
(Bay 20's & 86 Street) Det Renovated 1996 3 Story HUGE Pediatric Doctor's Office! Turnkey since 1990's & Resid. McMansion, Mint 7 Brs

apt rms apartment with LR, FDR & EIK & 5.5 Bth! Can be converted to school, daycare, adult home care & much more! Or back to 3 Fam! Prvt Drvwy fit 5 cars & yard! Building Size: 24 ft x 56 ft on 40 ft x 96.67 ft Lot R5 zoning! FULLY vacant! Just move in!!! Near all major shopping, train, buses and more!! come fall in love



FLATLANDS

105-61 Flatlands 7th St & 105-67 Flatlands 7th St
(Seaview Village on 7th St) WHAT A BEAUTY!! Most Desirable, Fully Detached, Legal 2 Family Waxman, Split Level, Built in 1960 w/ Skylight in Mod ELK & 3 BRs, Huge Rms, Formal Dining Room, Master BR w/ 1/2 Bth besides access to Full Bth! Huge

Living Rms w/ Cathedral High Ceilings, Wd Flrs, Windows thruout & over private 1 BR (or easily be converted to 2 BRs) Apt w/ side & interior stairs with Eat in Kitchen, Formal Dining Area & Lrg LR. Leading to above ground Bsmt w/ Laundry Rm & 3/4 Bth Studio (Separate Entrance) Family Rm & lots of storage! Forced air heating with Central air, Humidifier, Private driveway fit 2-5 cars with huge backyard - perfect for summer entertainment! Building size 22.42 ft x 50.42 ft on a 41.67 ft x 100 ft zoning R3X private quiet ALL residential tree line block-called by many little Long Island in Brooklyn! Detached insulated shed in private enclosed backyard with HVAC system - Hot & AC & electrical! Rarely any property for sale on the block especially available 2 property adjacent to each other FOR SALE at the same time. BUY both separate deeded built your dream Mansion on 84 x 100 lot! Minutes to Rockaway Pier, Belt Parkway, all shopping and Express bus to Manhattan! Feel as you are in the Long Island suburbs - without paying the Long Island taxes not too far from the hustle & bustle of NY city life! WILL NOT LAST!!! Owner is VERY MOTIVATED!!

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