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Memorial Day Early Deadlines for Classified Advertising

PUBLICATION DATE	DEADLINE
SAT. MAY 25TH TO TUES. MAY 28TH	FRI. MAY 24TH 11:30AM

ALL DISPLAY COPY DUE FRIDAY, MAY 24TH BY 11:30AM 212-930-8100
We will be Closed on Monday, May 27TH!

NEW YORK POST

NOTICES

LEGAL NOTICES

SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF QUEENS

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR J.P. MORGAN MORTGAGE ACQUISITION CORP. 2006-FRE2, ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-FRE2,

-against-

JEFFREY DABREO, ET AL.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure entered in the Office of the Clerk of the County of Queens on June 7, 2018, wherein U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR J.P. MORGAN MORTGAGE ACQUISITION CORP. 2006-FRE2, ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-FRE2 is the Plaintiff and JEFFREY DABREO, ET AL. are the Defendant(s). I, the undersigned Referee will sell at public auction RAIN OR SHINE on the COURTHOUSE STEPS OF THE QUEENS COUNTY COURTHOUSE, 88-11 SUTPHIN BLVD., JAMAICA, NY 11435, on May 24, 2024 at 11:00AM, premises known as 145-08 123RD AVE, JAMAICA, NY 11436; and the following tax map identification: 12048-104.

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK

Premises will be sold subject to provisions of filed Judgment Index No.: 716080/2021. Donald L. Clark, Esq. - Referee. Robertson, Anschutz, Schneid, Crane & Partners, PLLC 900 Merchants Concourse, Suite 310, Westbury, New York 11590, Attorneys for Plaintiff. All foreclosure sales will be conducted in accordance with Covid-19 guidelines including, but not limited to, social distancing and mask wearing. *LOCATION OF SALE SUBJECT TO CHANGE DAY OF IN ACCORDANCE WITH COURT/CLERK DIRECTIVES.

NOTICE OF PUBLIC AUCTION SALE OF COOPERATIVE APARTMENT COLLATERAL

BY VIRTUE OF A DEFAULT, in the terms of an Occupancy Agreement by and between Lenox Arms Cooperative, Inc. (hereinafter referred to as "Lessor" or the "Cooperative Corporation"), and the Estate of Jane Catherine Degannes (hereinafter referred to as "Lessee"), in accordance with its rights as Lessor pursuant to the Occupancy Agreement and By-Laws of the Cooperative Corporation, the Lessor, by Mannion Auctions, LLC, by Matthew D. Mannion, Licensed Auctioneer, DCA # 1434494, and/or John O'Keefe, Licensed Auctioneer, DCA #2103965, will sell at public auction on the front steps facing Adams Street of the Kings County Supreme Court building located at 360 Adams Street, Brooklyn, New York on the **30th day of May, 2024 at 11:00 a.m.** the collateral consisting of 259 shares of capital stock of the Cooperative Corporation, and all appurtenant rights, title, and interest in and to an Occupancy Agreement for Apartment 3E (the "Apartment") in the building known as and located at 40 East 43rd Street, Brooklyn, New York 11203. The Apartment is sold "AS IS", and the sale is subject to the Terms of Sale, terms of the Occupancy Agreement, the By-Laws, the offering plan and any amendments thereto, and to any other rules and regulations of the Cooperative Corporation. This sale is held to enforce the rights of the Lessor as a holder of a security interest in the shares herein described based upon the non-payment of all charges due it and unpaid. The Lessor reserves the right to set a minimum reserve price, bid/purchase and reject all bids. This sale is subject to the approval of the successful bidder by the Lessor if the Lessor is not the successful bidder. The Lessee is entitled to an accounting of the unpaid indebtedness secured by the property that we intend to sell. The Lessee may request an accounting by calling us at (212) 766-4000.

A ten (10%) percent deposit by official bank or certified check or money order, payable to Tane Waterman & Wurtzel, P.C. Escrow Account, is required at the auction; balance due upon closing within thirty (30) days of auction date; time being of the essence therein. Cash will not be accepted. All funds must be exhibited to the auctioneer prior to the commencement of bidding. The approximate amount of the lien as of April 10, 2024 is eighty thousand four hundred eighty-nine dollars and sixty-seven cents (\$80,489.67), plus interest thereon, plus all other unpaid rent, additional rent, attorneys' fees and other charges due Lessor through closing of this sale. For Terms of Sale call Tane Waterman & Wurtzel, P.C. at (212) 766-4000 or email aeverhart@tww.nyc.

Dated: April 22, 2024

Tane Waterman & Wurtzel, P.C., Attorneys for the Secured Party
120 Broadway, Suite 948, New York, New York 10271. (212) 766-4000

NOTIFICATION OF PUBLIC DISPOSITION OF COLLATERAL

PLEASE TAKE NOTICE THAT, for default in payment of a debt and performance of obligations owed by Lauren Burstyn Gordon ("Pledgor") to SSA NE Assets LLC ("Secured Party"), pursuant to Section 9-610 of the Uniform Commercial Code, at 1:00 p.m. (prevailing Eastern Time), on May 30, 2024, at the law offices of Polsinelli PC, 600 Third Avenue, 42nd Floor, New York, NY 10016 and offered virtually via online video conference if requested, Secured Party shall cause the following property to be sold by public auction to the highest qualified bidder: 100% of the membership interests in Burstyn LLC, which is the owner of certain real property located at 455 West 20th Street, Unit Mew B, New York, NY 10011. The membership interests are being offered as a single lot on an "as-is, where-is" basis with no express or implied warranties, representations, statements or conditions of any kind made by Secured Party or any person acting for or on behalf of Secured Party, without any recourse whatsoever to Secured Party or any other person acting for or on behalf of Secured Party.

Secured Party reserves the right to reject all bids and terminate or adjourn the sale to another time or place or effectuate a private sale instead of a public sale, without further publication, and further reserves the right to bid for the Collateral at the sale and to credit bid by applying some or all of its secured debt to the purchase price. Interested parties who would like additional information concerning the items to be sold at the sale and the terms and conditions of the sale, including the eligibility requirements to be a qualified bidder, should contact Amy E. Hatch, Polsinelli PC, 600 Third Avenue, 42nd Floor, New York, NY 10016; Tel.: (816) 753-1000; Fax: (816) 753-1536; ahatch@polsinelli.com.

PUBLIC AUCTION NOTICE OF FORECLOSURE SALE OF COOPERATIVE APARTMENT

BY VIRTUE OF DEFAULT of a security agreement originally executed on October 26, 2009 by Diane Rock and in accordance with its rights as holder of the security, Bank of America, N.A., by Matthew D. Mannion Licensed Auctioneer DCA # 1434494 or John O'Keefe License Auctioneer DCA #2103965 of Mannion Auctions, LLC, Auctioneer, will conduct a public sale of the security consisting of 83 shares of 2913 Foster Avenue Corp., and all right title and interest in and to a proprietary lease to Unit 3E in a building known as and by the street address, 2913 Foster Avenue, Brooklyn, NY 11210, together with fixtures and articles of personal property now or hereafter affixed to or used in connection with Unit 3E on June 6, 2024 at 1:30 PM, at the "foot" of the Kings County Courthouse steps facing Adams Street, 360 Adams Street, Brooklyn, NY 11201, in satisfaction of an indebtedness in the principal amount of \$91,708.29 plus interest from January 1, 2022, subject to open common charges. APARTMENT IS SOLD "AS IS." The secured party reserves the right to bid and to adjourn, delay or terminate the sale without notice or to withdraw any of the aforesaid collateral from the auction.

The purchase price for the above-described Shares and Property Lease for each Apartment shall be payable by certified or bank check as follows: a ten percent (10%) deposit is required with a successful bid, and the balance of the purchase price shall be payable within thirty (30) days. All certified/bank checks must be made payable to DAVIDSON FINK LLP, as attorneys. The sale shall be subject to the further conditions set forth in the Auction Rules and Terms of Auction Sale which are available upon request from Davidson Fink LLP, and to such revision thereto as may be announced at the start of the auction.

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

Please direct all inquiries with respect to the auction sale or the collateral to Davidson Fink LLP, Foreclosure Department, 400 Meridian Centre Blvd., Suite 200, Rochester, New York 14618, (585) 546-6448.

Dated: April 9, 2024
Rochester, New York

NOTICES

LEGAL NOTICES

NOTICE OF FORMATION OF A LIMITED LIABILITY COMPANY

Notice of Formation of EshaRah Candles Store. Articles of Organization filed with Secretary of State of NY (SSNY) on 04/05/2024. 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 Myesha : 228 park Ave S #352706 New York N.Y 10003. Purpose: Any lawful purpose.

NOTICE OF FORMATION OF A LIMITED LIABILITY COMPANY

Notice of Formation of Canyasa LLC. Articles of Organization filed with Secretary of State of NY (SSNY) on 11/30/2023. Office location: New York. SSNY designated as agent of Limited Liability Company (LLC) upon whom process against it may be served. SSNY should mail process to Limited Liability Company: 228 Park Ave S, Suite #410735, New York, NY 10003. Purpose: Any lawful purpose.

Cellco Partnership and its controlled affiliates doing business as Verizon Wireless (Verizon Wireless) is proposing to collocate antennas at 192-21 47th Ave, Queens, New York 11358. Public comments regarding potential effects from this site on historic properties may be submitted within 30 days from the date of this publication to: Project 013225-PR - MH, EBI Consulting, 21 B Street, Burlington, MA 01803, mholtkamp@ebiconsulting.com or at 785.760.5938.

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