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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

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

NOTICE OF SALE OF COOPERATIVE APARTMENT SECURITY BY VIRTUE OF A DEFAULT

PLEASE TAKE NOTICE: By virtue of a default under a Security Agreement dated April 2, 2009, executed by Mark Savet ("Debtor"), as assigned to Citibank, N.A. ("Secured Party"), said Secured Party, by Auctioneer(s): John William O'Keefe, Terence Gee or Stephan G. Marcellin, will conduct a public sale of the security consisting of 804 shares of stock of 50 Sutton Place South Owners, Inc. ("Corporation"), and all right, title, and interest in and to a Proprietary Lease between said Corporation and Debtor for the apartment known as 50 Sutton Place South, Unit 19F, New York, NY 10022, together with all fixtures and articles of personal property now or hereafter affixed to or used in connection with said apartment on **June 12, 2024** at 1:00 PM at the Portico of the New York County Courthouse, 60 Centre St, New York, NY 10007, in satisfaction of an indebtedness in the unpaid principal amount of \$108,354.71, plus interest, late fees, attorney fees, maintenance in arrears, and all other advanced charges.

The apartment is sold "AS IS" AND POSSESSION TO BE OBTAINED BY THE PURCHASER. Said sale is subject to residence requirements of the corporation, payment of all sums due, if any, to 50 Sutton Place South Owners, Inc., and the consent if necessary, of said Corporation; any existing tenancy; payment of all expenses and fees of the secured party with respect thereto; terms of sale and auctioneer's fees; flip-tax; State, City, and County transfer tax. The Secured Party reserves the right to bid.

Terms: an official bank or certified check made payable to **Stern & Eisenberg, P.C.**, as attorneys for the Secured Party for ten (10%) percent of price bid. No cash accepted. Balance shall be due within thirty (30) days.

ATTORNEYS FOR SECURED PARTY:
Stern & Eisenberg, P.C.
20 Commerce Drive, Suite 230, Cranford, NJ 07016, and
1131 Route 55, Suite 1, Lagrangeville, NY 12540
P. 516-630-0288
F. 732-726-8719
Dated: March 27, 2024

Firm File No. NY202200000788-1

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 therefor. 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

Crown Castle is proposing to replace an existing streetlight pole with a 34-foot telecommunications utility structure located within the public right of way near the following site: W 131st St, northside, approx. 400 ft southeast of Adams Clayton Powell Jr Blvd, New York, New York County, New York 10027 (40 48 43.9 N / 73 56 38.8 W). The facility is not expected to be FAA lighted. Crown Castle invites comments from any interested party on the impact of the proposed action on any districts, sites, buildings, structures or objects significant in American history, archaeology, engineering or culture that are listed or determined eligible for listing in the National Register of Historic Places and/or specific reason the proposed action may have a significant impact on the quality of the human environment. Specific information regarding the project is available by contacting EBI Consulting, Project #013691-PR, 21 B Street, Burlington, MA 01803, or at 407.792.9506.

Crown Castle is proposing to replace an existing streetlight pole with a 34-foot telecommunications utility structure located within the public right of way near: E Broadway, southside, approx. 370 ft east of Clinton St, New York, New York County, NY 10002 (40 42 51.7 N / 73 59 8.8W). The facility is not expected to be FAA lighted. Crown Castle invites comments from any interested party on the impact of the proposed action on any districts, sites, buildings, structures or objects significant in American history, archaeology, engineering or culture that are listed or determined eligible for listing in the National Register of Historic Places and/or specific reason the proposed action may have a significant impact on the quality of the human environment. Specific information regarding the project is available by contacting EBI Consulting, Project #013686-PR, 21 B Street, Burlington, MA 01803, or at 407.792.9506.

Crown Castle is proposing to replace an existing streetlight pole with a 34-foot telecommunications utility structure located within the public right of way near: W 120th St, southside, approx. 800 ft SE of Lenox Ave, New York, New York County, NY 10027 (40 48 32.9 N / 73 56 27.4W). The facility is not expected to be FAA lighted. Crown Castle invites comments from any interested party on the impact of the proposed action on any districts, sites, buildings, structures or objects significant in American history, archaeology, engineering or culture that are listed or determined eligible for listing in the National Register of Historic Places and/or specific reason the proposed action may have a significant impact on the quality of the human environment. Specific information regarding the project is available by contacting EBI Consulting, Project #013690-PR, 21 B Street, Burlington, MA 01803, or at 407.792.9506.

Crown Castle is proposing to replace an existing streetlight pole with a 34-foot telecommunications utility structure located within the public right of way near: Lorraine St SS 2E of Osego St, Brooklyn, Kings County, NY 11231 (40 40 28.9 N / 74 0 29.4 W). The facility is not expected to be FAA lighted. Crown Castle invites comments from any interested party on the impact of the proposed action on any districts, sites, buildings, structures or objects significant in American history, archaeology, engineering or culture that are listed or determined eligible for listing in the National Register of Historic Places and/or specific reason the proposed action may have a significant impact on the quality of the human environment. Specific information regarding the project is available by contacting EBI Consulting, Project #013684-PR, 21 B Street, Burlington, MA 01803, or at 203.231.6643.

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NOTICE OF SALE OF COOPERATIVE APARTMENT SECURITY BY VIRTUE OF A DEFAULT

PLEASE TAKE NOTICE: By virtue of a default under a Security Agreement dated August 18, 2004, executed by ASHA RUBIN ("Debtor"), as assigned to CITIMORTGAGE, INC. ("Secured Party"), said Secured Party, by Auctioneer(s): John William O'Keefe, Terence Gee or Stephan G. Marcellin, will conduct a public sale of the security consisting of 250 shares of stock of 409 Edgecombe Avenue Housing Development Fund Corporation ("Corporation"), and all right, title, and interest in and to a Proprietary Lease between said Corporation and Debtor for the apartment known as **409 Edgecombe Avenue, Apt 4D, New York, NY 10032**, together with all fixtures and articles of personal property now or hereafter affixed to or used in connection with said apartment on **June 12, 2024 at 1:30 PM**, at the Portico of the New York County Courthouse, 60 Centre St, New York, NY 10007, in satisfaction of an indebtedness in the unpaid principal amount of \$70,487.04, plus interest, late fees, attorney fees, maintenance in arrears, and all other advanced charges.

The apartment is sold "AS IS" AND POSSESSION TO BE OBTAINED BY THE PURCHASER. Said sale is subject to residency requirements of the Corporation, payment of all sums due, if any, to 409 Edgecombe Avenue Housing Development Fund Corporation and the consent if necessary, of said Corporation; any existing tenancy; payment of all expenses and fees of the secured party with respect thereto; terms of sale and auctioneer's fees; flip-tax; State, City, and County transfer tax. The Secured Party reserves the right to bid.

Terms: an official bank or certified check made payable to **Stern & Eisenberg, P.C.**, as attorneys for the Secured Party for ten (10%) percent of price bid. No cash accepted. Balance shall be due within thirty (30) days.

ATTORNEYS FOR SECURED PARTY:

Stern & Eisenberg, P.C.
20 Commerce Drive, Suite 230, Cranford, NJ 07016, and
1131 Route 55, Suite 1, Lagrangeville, NY 12540
P. 516-630-0288
F. 732-726-8719
Dated: March 27, 2024

Firm File No. NY20230000455-2

NOTICE OF SALE

PLEASE TAKE NOTICE that in accordance with applicable provisions of the Uniform Commercial Code as enacted in New York, by virtue of certain Event(s) of Default under that certain Pledge Agreement dated as of February 25, 2022 (the "Pledge Agreement"), executed and delivered by TAD 1982-1984 Fulton St LLC (the "Pledgor"), and in accordance with its rights as holder of the security, 1982 Fulton Mezz Funding LLC (the "Secured Party"), by virtue of possession of those certain Certificates For Interest held in accordance with Article 8 of the Uniform Commercial Code of the State of New York (the "Code") and by virtue of those certain UCC-1 Filing Statement made in favor of Secured Party, all in accordance with Article 9 of the Code, Secured Party will offer for sale, at public auction, (i) all of Pledgor's right, title, and interest in and to the following: 1982 Fulton St LLC and 1984 Fulton St LLC (collectively, the "Pledged Entity"), and (ii) certain related rights and property relating thereto (collectively, (i) and (ii) are the "Collateral"). Secured Party's understanding is that the principal asset of the Pledged Entity is that certain fee interest in real property commonly known as 1982 and 1984 Fulton Street, Brooklyn, NY (the "Property"). Maltz Auctions ("Maltz"), under the direction of Richard B. Maltz or David A. Constantino (individually, the "Auctioneer"), will conduct a public sale consisting of the Collateral (as set forth in Schedule A below), via online bidding, on **June 20, 2024 at 2:00pm**, in satisfaction of an indebtedness in the approximate amount of **\$223,594.12**, including principal, interest on principal, and reasonable fees and costs, plus default interest through June 20, 2024, subject to open charges and all additional costs, fees and disbursements permitted by law. The Secured Party reserves the right to credit bid. Online bidding will be made available for pre-registered bidders via Maltz's online bidding App available for download in the App Store or on Google play and via desktop bidding at Remote Bidding, Maltz Auctions.com. **Bidder Qualification Deadline:** June 18, 2024 by 4:00 pm. Executed Terms & Conditions of Sale along with ten (10%) of Bidders intended bid amount (to be submitted via wire transfer) are required for consideration by any interested party and submitted directly to Maltz. Requests for wiring instructions should be sent to **rmaltz@maltzauctions.com**.

SCHEDULE A
Pledged Interest
PLEDGOR
TAD 1982-1984 Fulton St LLC, a New York limited liability company
ISSUER
1982 Fulton St LLC, a New York limited liability company
1984 Fulton St LLC, a New York limited liability company
INTERESTS PLEDGED
100% membership interest

The UCC1 was filed on February 28, 2022 with the Secretary of State of the State of New York under the Filing No. #2022028008743.
KRISS & FEUERSTEIN LLP
Att: Jerold C. Feuerstein, Esq.
Attorneys for Secured Party
360 Lexington Avenue, Suite 1200
New York, New York 10017
Tel: (212) 661-2900

PET PLACE

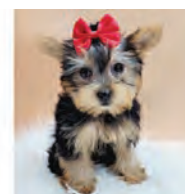
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