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NOTICES

FORECLOSURE NOTICES

NOTICE OF SALE
SUPREME COURT COUNTY OF
QUEENS, HMC ASSETS, LLC
SOLELY IN ITS CAPACITY AS
SEPARATE TRUSTEE OF CAM XV
TRUST, Plaintiff, vs. VERA
MCGEACHY, Defendant.

Pursuant to an Order Confirming Referee Report and Judgment of Foreclosure and Sale duly entered on June 17, 2019 and an Order to Substitute Bank duly entered on May 6, 2024, I, the undersigned Referee will sell at public auction at the Queens County Supreme Courthouse, on the second floor in Courtroom 25, 88-11 Sutphin Boulevard, Jamaica, NY 11435 on November 22, 2024 at 10:00 a.m., premises known as 223-15 114th Road, Cambria Heights, NY 11411. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough and County of Queens, City and State of New York, Block 11243 and Lot 40. Approximate amount of judgment is \$571,822.47 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #703947/2021.

Mark Weliky, Esq., Referee

Friedman Vartolo LLP, 85 Broad Street, Suite 501, New York, New York 10004, Attorneys for Plaintiff
Firm File No.: M.1489-1

NOTICES

LEGAL NOTICES

NOTICE OF SALE OF COOPERATIVE APARTMENT

BY VIRTUE OF A CANCELLATION by NEY YORK TEACHERS HOUSING CORP., ("Cooperative Corporation") of a certain Proprietary Lease and sixty six (66) shares of stock of the Cooperative Corporation allocated to Apartment MH and the Proprietary Lease appurtenant to the subject apartment, 3125 Tibbett Avenue, Apartment MH, Bronx, New York 10463 held in the name of Ana Galan ("Shareholder") and based upon Shareholder's default in the payment of cooperative maintenance, by Mannion Auctions, LLC, I, William Mannion, Auctioneer, DCA License No. 796322 and/or Matthew D. Mannion, Auctioneer, DCA License No. 1434494, will sell at Public Auction to the highest bidder the above described Stock, Shares and Proprietary Lease allocated to Apartment MH in the building known as and by 3125 Tibbett Avenue, Bronx, New York 10463. Auction will be held on **NOVEMBER 13, 2024, AT 2:15 P.M. on the front steps of the BRONX COUNTY COURTHOUSE THAT FACE THE GRAND CONCOURSE, COUNTY OF BRONX, LOCATED AT 851 GRAND CONCOURSE, BRONX, NEW YORK 10451.**

Said sale is subject to, including but not limited to, any prior liens of record, any outstanding maintenance charges of the Cooperative Corporation, approval of the Board of Directors of the Cooperative Corporation and such other terms of sale which will be available for review prior to the start of the auction.

Ten (10%) percent of the purchase price of the Stock and Proprietary Lease (the "Down payment") will be required to be paid by certified or bank check to **"New York Teachers Housing Corp."**, (the "Cooperative Corporation"), or its designee, at the time and place of sale. Cash will not be accepted.

DATED: Hicksville, New York, October 3, 2024
Daniels, Norelli, Cecere & Tavel, P.C., Attorney for the Cooperative Corporation, 272 Duffy Avenue, Hicksville, New York 11801

NOTICE OF SALE OF COOPERATIVE APARTMENT

BY VIRTUE OF A CANCELLATION by NEW YORK TEACHERS HOUSING CORP., ("Cooperative Corporation") of a certain Proprietary Lease and one hundred and sixty six (166) shares of stock of the Cooperative Corporation allocated to Apartment 10A and the Proprietary Lease appurtenant to the subject apartment, 3125 Tibbett Avenue, Apartment 10A, Bronx, New York 10463 held in the name of Alla Vinnik and Miron Vinnik ("Shareholder") and based upon Shareholder's in the payment of cooperative maintenance, by Mannion Auctions, LLC, I, William Mannion, Auctioneer, DCA License No. 796322 and/or Matthew D. Mannion, Auctioneer, DCA License No. 1434494, will sell at Public Auction to the highest bidder the above-described Stock, Shares and Proprietary Lease allocated to Apartment 10A in the building known as and by 3125 Tibbett Avenue, Bronx, New York 10463. Auction will be held on **NOVEMBER 13, 2024, AT 2:15 P.M. on the front steps of the BRONX COUNTY COURTHOUSE THAT FACE THE GRAND CONCOURSE, COUNTY OF BRONX, LOCATED AT 851 GRAND CONCOURSE, BRONX, NEW YORK 10451.**

Said sale is subject to, including but not limited to, any prior liens of record, any outstanding maintenance charges of the Cooperative Corporation, approval of the Board of Directors of the Cooperative Corporation and such other terms of sale which will be available for review prior to the start of the auction.

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Dated: Hicksville, New York, October 3, 2024,
Daniels, Norelli, Cecere & Tavel, P.C., Attorney for the Cooperative Corporation, 272 Duffy Avenue, Hicksville, New York 11801.

LEGAL NOTICES

STORAGE NOTICE

New York S. Storage Inc. will sell at Public Auction at 225 East 120th Street, New York, NY 10035 at 10:00am on November 12th 2024 for due and unpaid charges by virtue of a lien in accordance with provisions of the law and with due notice given all parties claiming an interest therein, the time specified in each notice for payment of said charges having expired, household items of all descriptions and the contents thereof stored under the following names: William Floyd, Augustine Udo, No Women Are Least International E.V.O, Jessica Caban, Delano Greenidge, Dimitrios Soutogiannis, Eric Loan, Edonis Hasani, David James Ownbey, Eli Tilman.

Sincerely,
Spencer Harden
Auctioneer.

STORAGE NOTICE

T-Mobile is proposing to modify an existing wireless telecommunications facility on a building located at 95-08 37TH AVENUE, Queens, Queens County, New York 11372. The modifications will consist of the collocation of antennas at approximately 53 feet 11 inches above ground level (measured to the top of the antennas) on the 55-foot-tall building. Any interested party wishing to submit comments regarding the potential effects the proposed facility may have on any historic property may do so by sending comments to: Project 033306-PR - JLD, EBI Consulting, 21 B Street, Burlington, MA 01803, or at 203.231.6643.

STORAGE NOTICE

Big Apple Mini Storage, Inc. will sell at Public Auction at 12:00 Noon at 119 East 124th Street, New York, NY 10035 on November 12th , 2024 for due and unpaid charges by virtue of a lien in accordance with provisions of the law and with due notice given all parties claiming an interest therein, the time specified in each notice for payment of said charges having expired, household items of all descriptions and the contents thereof stored under the following names: Lavern Dunbar, Sabrina Fields, Christopher Sherrill, Tisha Wilson

Sincerely,
Spencer Harden
Auctioneer

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