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**NOTICES**

**LEGAL NOTICES**

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

**PLEASE TAKE NOTICE:** By virtue of a default under a Business Promissory Note and Security Agreement, dated August 15, 2023 and executed by John J. Cacchioli Agency, Inc. ("Debtor"), in favor of World Business Lenders, LLC, WBL SPO I, LLC ("Secured Party"), as assignee, will cause a public sale of the security consisting of One Thousand Two Hundred Seventy Four (1,274) shares of stock (637 shares associated with Unit 2D and 637 shares associated with Unit 2E), plus parking space and/or garage, if applicable, of 13-21 East 22nd Street Residence Corp. (the "Corporation"), and all right, title and interest in and to the Stock Certificates and Proprietary Leases for Units 2D and 2E (the "Units") and all right, title and interest in the Recognition Agreement for the Units, in the building known as 21 East 22nd Street, New York, New York 10010, together with all fixtures and articles of personal property now or hereafter affixed to or used in connection with the Units on November 20, 2024 at 12:30 p.m. at the Portico of the New York County Courthouse located at 60 Centre Street, New York, NY 10007, in satisfaction of an indebtedness in the unpaid principal amount of \$340,976.08, plus interest, NSF fees, prepayment premium, attorneys' fees and costs, maintenance in arrears, and all other advances. The Units are sold "AS IS" AND POSSESSION TO BE OBTAINED BY THE PURCHASER.

Said sale is subject to payment of all sums due, if any, to the Corporation, and the consent, if necessary, of said Corporation; any liens of record against the Units, including, but not limited to, a UCC Financing Statement recorded on August 22, 2014 as CRFN: 2014000280200; existing tenancy; payment of all expenses and fees of the Secured Party with respect thereto; terms of sale and auctioneers fees; flip tax; State, City and County transfer tax.

The Secured Party reserves the right to bid, to set the minimum sale amount and to reject any and all bids. The Secured Party makes no warranties or representations. Each bidder must make his/her own inquiry regarding the Units and any liens or debts in connection therewith.

The sale is subject to the Terms of Sale, including: Tender of ten percent (10%) deposit in certified funds only made payable to Hinshaw & Culbertson LLP at the auction; balance due upon closing within thirty (30) days; the payment of all sums due to the Corporation; and any existing tenancy.

Auctioneers: Terence Gee, John William O'Keefe or Stephan Marcelin

Attorneys for Secured Party:  
Hinshaw & Culbertson LLP  
800 Third Avenue, 13th Floor  
New York, NY 10022  
Tel: 212-471-6210

Dated: October 21, 2024

**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 December 09, 1991, executed by Eileen Daar ("Debtor"), as assigned to U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST ("Secured Party"), said Secured Party, by Auctioneer(s): John William O'Keefe, Terence Gee or Stephan G. Marcelin, will conduct a public sale of the security consisting of Three Hundred (300) shares of the capital stock of 200 EAST 84th STREET OWNERS, INC., and all right, title, and interest in and to a Proprietary Lease between said Corporation and Debtor for the apartment known as **200 East 84th Street, Apt 10H, New York, NY 10028**, together with all fixtures and articles of personal property now or hereafter affixed to or used in connection with said apartment on **November 20, 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 \$124,018.33, 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 200 EAST 84th STREET 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 **Leopold & Associates, PLLC**, 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:**  
**Leopold & Associates, PLLC**  
80 Business Park Drive, Suite 110  
Armonk, NY 10504  
P. 914-219-5787  
F. 914-206-4006

Dated: October 11, 2024

Firm File No. 10199809

SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF RICHMOND  
**SUPPLEMENTAL SUMMONS**  
Index No. 135304/2015

U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE FOR TOWD POINT MASTER FUNDING TRUST 2017-PM13,

-vs- Plaintiff,

JEWEL R. STANLEY; MARGARET STANLEY; UNKNOWN HEIRS TO THE ESTATE OF ANNA MAE ALLISON A/K/A ANNIE MAE ALLISON A/K/A ANNIE M. ALLISON; UNKNOWN HEIRS OF THE ESTATE OF MICHAEL HILL A/K/A MICHAEL R. HILL, SR.; EMPIRE PORTFOLIOS INC.; UNITED STATES OF AMERICA O/B/O INTERNAL REVENUE SERVICE; NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE; CITY OF NEW YORK ENVIRONMENTAL CONTROL BOARD; CITY OF NEW YORK DEPARTMENT OF FINANCE PARKING VIOLATIONS BUREAU; CITY OF NEW YORK TRANSIT ADJUDICATION BUREAU; SUPREME CRIMINAL RICHMOND COUNTY; CRIMINAL COURT OF THE CITY OF NEW YORK; CITY OF NEW YORK DEPARTMENT OF BUILDINGS AND UNSAFE BUILDINGS UNIT; "JOHN DOE #1-5" and "JANE DOE #1-5" said 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,

Defendants.

Mortgaged Premises: 51 NORTH BURGHER AVENUE  
STATEN ISLAND, NY 10310

TO THE ABOVE NAMED DEFENDANT(S):

YOU ARE HEREBY SUMMONED to answer the Complaint in the above entitled action and to serve a copy of your Answer on the plaintiff's attorney within twenty (20) days of the service of this Summons, exclusive of the day of service, or within thirty (30) days after service of the same is complete where service is made in any manner other than by personal delivery within the State. The United States of America, if designated as a defendant in this action, may answer or appear within sixty (60) days of service. Your failure to appear or to answer will result in a judgment against you by default for the relief demanded in the Complaint. In the event that a deficiency balance remains from the sale proceeds, a judgment may be entered against you, unless the Defendant obtained a bankruptcy discharge and such other or further relief as may be just and equitable.

**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 an 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.**

RICHMOND County is designated as the place of trial. The basis of venue is the location of the mortgaged premises.

Dated: September 9, 2024

VICTOR SPINELLI, ESQ. FEIN, SUCH & CRANE, LLP  
Attorneys for Plaintiff  
28 EAST MAIN ST., SUITE 1800  
ROCHESTER, NY 14614  
Telephone No.585/226-7310 NYF@FEINSUCH.COM SPSJN419

**Notice of Application to Relocate Main Office**

Notification is given that State Street Bank and Trust Company, National Association, 1290 Avenue of the Americas, New York, NY 10104, has filed an application with the Office of the Comptroller of the Currency on November 14, 2024, as specified in 12 CFR 5 for permission to relocate its main office from 1290 Avenue of the Americas, New York, NY 10104 to 601 Lexington Avenue, New York, NY 10022. Any person wishing to comment on this application may file comments in writing with the Director for Licensing at 400 7th St., SW, Washington, DC 20219 or at LicensingPublicComments@occ.treas.gov within 30 days of the date of this publication. To request a copy of the public portion of the filing, contact the Director for Licensing at 400 7th St., SW, Washington, DC 20219 or email Licensing@occ.treas.gov. Filing information may also be found in the OCC's Weekly Bulletin available at www.occ.gov.

**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 October 14, 2003, executed by Ezana Gereme, Zawditu Gereme, and Sebahat Gereme ("Debtor"), as assigned to CitiMortgage, Inc. ("Secured Party"), said Secured Party, by Auctioneer(s): John William O'Keefe, Terence Gee or Stephan G. Marcelin, will conduct a public sale of the security consisting of 89 shares of stock of 43 East 10th Street Corp. a/k/a 43 East 10th St. Corp. ("Corporation"), and all right, title, and interest in and to a Proprietary Lease between said Corporation and Debtor for the apartment known as **43 East 10th Street, Apt 2D, New York, NY 10003**, together with all fixtures and articles of personal property now or hereafter affixed to or used in connection with said apartment on **November 20, 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 \$21,537.29, 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, 43 East 10th Street Corp. a/k/a 43 East 10th St. Corp., 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: October 10, 2024

Firm File No. NY20230000382-2

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 at the QUEENS COUNTY SUPREME COURT, 88-11 SUTPHIN BLVD, COURTROOM 25, JAMAICA, NY 11435, on December 13, 2024 at 10:00AM, 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.**

**Legal Notices published in all NYS counties.**

Place your notice in NYP Classifieds. Email Karen at kinscho@nypost.com

