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## PLACE AN AD

Email: [clloyd@nypost.com](mailto:clloyd@nypost.com)

## DEADLINES

Monday: Friday 2:30PM  
 Mon @Work: Friday 2:30PM  
 Tuesday: Monday 2:30PM  
 Wednesday: Tuesday 2:30PM  
 Thursday: Wednesday 2:30PM  
 Friday: Thursday 2:30PM  
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The New York Post reserves the right to edit, reclassify, reject or cancel an ad at any time. We can only give appropriate credit, not to exceed the cost of the ad, for one insertion. We are not liable for complete omissions. Any discrepancies must be brought to our attention within 30 days of the first day the ad runs, in order to receive consideration for credit.



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## NOTICES

### LEGAL NOTICES

#### NOTICE OF FORMATION OF A LIMITED LIABILITY COMPANY

Notice of Formation of Vpm Master LLC. Articles of Organization filed with Secretary of State of NY (SSNY) on 2023-08-30. Office location: Orange County. SSNY designated as agent of Limited Liability Company (LLC) upon whom process against it may be served. SSNY should mail process to Marco Scalia : 27 Pinehurst Cir Monroe NY 10950. Purpose: Any lawful purpose



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## NOTICES

### LEGAL NOTICES

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

BY VIRTUE OF DEFAULT in a security agreement filed on May 4, 1999, with indebtedness due by August 1, 2029, by MICHAEL B. AROUH in accordance with its rights as holder of the security, JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, by its successors and/or assignees, by Richard J. Cantwell, John William O'Keefe, Terence Gee or Stephan G. Marcellin, auctioneer(s), will conduct a public sale of the security consisting of One Hundred and Ten (110) shares of stock issued by 408 West 57th Owners Corp., and all right title and interest in and to a proprietary lease in a building known as and by the street address **408 West 57th Street, Apartment 5J, New York, NY 10019**, with an estimated value of \$767,000.00, together with fixtures and articles of personal property now or hereafter affixed to or used in connection with said apartment on October 25, 2023, at 1:15PM, at the Portico of the NEW YORK Courthouse, 60 Centre Street, New York, NY 10007; in satisfaction of an indebtedness in the original principal amount of \$68,000.00, on which there remains an unpaid principal balance of \$48,285.09 plus interest from December 1, 2011, subject to open maintenance charges.

Notice is hereby being given to MICHAEL B. AROUH that payment of the debt is due in full by **OCTOBER 2, 2023**. Further, that if MICHAEL B. AROUH or any person(s) has a dispute of validity of the lien or amount claimed herein, it may be brought to proceeding under Lien Law, Section 201-a, within 10 days of the service of this notice.

You are entitled to an accounting of the unpaid indebtedness secured by the property that we intend to sell. You may request an accounting by calling us at (585) 232-7400 Ext. 312.

The secured party reserves the right to bid on the security interest, 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 apartment and any liens or debts in connection therewith. The sale is subject to the Terms of Sale, including ten (10%) percent deposit by certified funds at the auction; balance due upon closing within thirty (30) days; the payment of all sums due to the cooperative corporation; and any existing tenancy.

Certified funds are to be made payable ONLY to Fein, Such & Crane, LLP.

The apartment will be sold AS IS, possession is to be obtained by purchaser(s).

Dated: September 22, 2023

FEIN, SUCH & CRANE, LLP  
 ATTORNEYS FOR SECURED CREDITOR,  
 JPMORGAN CHASE BANK,  
 NATIONAL ASSOCIATION  
 28 East Main Street, Suite 1800  
 Rochester, NY 14614 (585) 232-7400

#### NOTICE OF PUBLIC SALE CO-OP APARTMENT

PLEASE TAKE NOTICE, that pursuant to Article 9 of the Uniform Commercial Code, STEPHAN G. MARCELLIN, Auctioneer, JOHN WILLIAM O'KEEFE, Auctioneer, or TERENCE GEE, Auctioneer will sell at public auction with reserve to the highest bidder, New York County Courthouse, 60 Centre St, New York, New York 10007, at 1:45 PM on October 18, 2023, security consisting of 167 shares of ROYAL YORK OWNERS CORPORATION, in the name of ROBERT MALONE, and all right, title and interest in and to a Proprietary Lease for Cooperative, located in a building known as and by the street address 425 EAST 63RD STREET, #W26, NEW YORK NY 10021, between ROBERT MALONE as Lessee, and ROYAL YORK OWNERS CORPORATION, as Lessor.

This sale is held to satisfy an indebtedness of the unpaid principal balance, interest, attorney fees and advances through October 18, 2023, and to enforce the rights of SPECIALIZED LOAN SERVICING LLC (the "Secured Party"), arising under a Security Agreement dated November 5, 1997, executed by and between ROBERT MALONE and THE CHASE MANHATTAN BANK The Secured Party reserves the right to bid.

The Co-op Apartment will be sold "AS IS", subject to open common charges, and possession is to be obtained by the purchaser.

DATED: September 15, 2023

Knuckles, Komosinski & Manfro,  
 LLP Attorneys for SECURED PARTY, 565 Taxter Ro Suite 590 Elmsford, NY 10523 (914) 345-3020

Boldyn Networks Infrastructure US LLC is proposing to construct a 32.5ft metal pole telecommunications tower facility located in the vicinity of 2194 Amsterdam Ave, Manhattan, New York County, NY 10032 (40 50 25.468N; 73 56 11.94W). 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 6123004817, EBI Consulting, 21 B St, Burlington, MA 01803, email to [citybridgelink5g@ebiconsulting.com](mailto:citybridgelink5g@ebiconsulting.com) or by calling (781) 418-2314.

Dish Wireless, L.L.C. is proposing to install new wireless telecommunications antennas on a building located at 181 Hudson Street, NY, NY 10013. The new facility will consist of the collocation of antennas mounted at various heights not to exceed 135.5 feet on the 113-foot-tall building (143.5-foot-tall including water tank). 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 6123006864 - JLD EBI Consulting, 21 B Street, Burlington, MA 01803, or at (203) 231-6643.

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

Place your notice in NYP Classifieds. Email Karen at [kinscho@nypost.com](mailto:kinscho@nypost.com) NEW YORK POST

#### NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS

Deutsche Bank National Trust Company, as Trustee for RBGGC Mortgage Loan Trust, Certificates Loan Pass-Through Certificates, Series 2007-B, Plaintiff  
 AGAINST

Santos Serrano; Alina Serrano; et al., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered February 19, 2019, the undersigned Referee will sell at public auction at the steps of Queens County Supreme Court, 88-11 Sutphin Boulevard, Jamaica, NY 11435 on October 27, 2023 at 10:15AM, premises known as 38-16 100th Street, Flushing a/k/a Corona, NY 11368. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Borough and County of Queens, City and State of New York, Block: 1765 Lot: 7. Approximate amount of judgment \$496,875.26 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index# 708193/2015. The auction will be conducted pursuant to the COVID-19 Policies Concerning Public Auctions of Foreclosed Property established by the Eleventh Judicial District.

Joseph N. Armao, Esq., Referee

LOGS Legal Group LLP f/k/a Shapiro, DiCaro & Barak, LLC Attorney(s) for the Plaintiff 175 Mile Crossing Boulevard Rochester, New York 14624 (877) 430-4792

Dated: July 31, 2023

Boldyn Networks Infrastructure US LLC is proposing to construct a 32.5ft metal pole telecommunications tower facility located in the vicinity of 80-6 156th Avenue, Queens, Queens County, NY (40 39 44.5 N; 73 51 11.5 W). 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 6123006576, EBI Consulting, 21 B St, Burlington, MA 01803, email to [citybridgelink5g@ebiconsulting.com](mailto:citybridgelink5g@ebiconsulting.com) or by calling (781) 418-2314.

Boldyn Networks Infrastructure US LLC is proposing to construct a 32.5ft metal pole telecommunications tower facility located in the vicinity of 129 Church Avenue, Brooklyn, Kings County, NY (40 38 36.250 N; 73 58 42.280 W). 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 6123006009, EBI Consulting, 21 B St, Burlington, MA 01803, email to [citybridgelink5g@ebiconsulting.com](mailto:citybridgelink5g@ebiconsulting.com) or by calling (781) 418-2314.

Boldyn Networks Infrastructure US LLC is proposing to construct a 32.5ft metal pole telecommunications tower facility located in the vicinity of 3849 10th Avenue, Manhattan, New York County, NY (40 51 48.9672N; 73 55 9.8688W). 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 6123004823, EBI Consulting, 21 B St, Burlington, MA 01803, email to [citybridgelink5g@ebiconsulting.com](mailto:citybridgelink5g@ebiconsulting.com) or by calling (781) 418-2314.

**NOTICES**

**LEGAL NOTICES**

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

**PLEASE TAKE NOTICE:** By virtue of a default under a Security Agreement dated April 14, 2016, executed by Michael J. Maynard ("Debtor"), in favor of JPMorgan Chase Bank, N.A. ("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 3,000 shares of stock of the lessor, 520 East 72nd Owners Corp. ("Corporation"), and all right, title, and interest in and to a Proprietary Lease between said Corporation and Debtor for the unit known as **520 East 72nd Street, Units 1 C/D, New York, New York 10021**, together with all fixtures and articles of personal property now or hereafter affixed to or used in connection with said units on **October 25, 2023 at 1:45 PM**, at the Portico of the New York County Courthouse, 60 Centre Street, New York, New York 10007, in satisfaction of an indebtedness in the unpaid principal amount of \$906,516.18, plus interest, late fees, attorney fees, maintenance in arrears, and all other advanced charges summarized below:

**Principal Balance:** \$906,516.18

**COVID Relief Deferred Interest:**

From April 1, 2020 – June 30, 2020: \$9,119.34

From August 1, 2020 – October 31, 2020: \$9,062.74

**Interest:**

From October 1, 2021 – September 1, 2023: \$168,401.77

**Late Fees:** \$250.00

**Appraisal Fees:** \$5,350.00

**Environmental Inspection Fee:** \$2,200.00

**Title Search Fee:** \$300.00

**Legal Fees and Costs:** \$18,052.30 (as of August 31, 2023)

**TOTAL DUE AS OF THE DATE OF THIS NOTICE: \$1,119,252.33**

In addition, you are responsible for all costs and disbursements permitted by law. Contact this firm for exact figures before remitting a certified check for the amount due.

Further, if Debtor or any person(s) has a dispute as to the validity of the lien or amount claimed herein, it may be brought to proceeding under Lien Law, Section 201-a, within 10 days of the service of this notice. You are entitled to an accounting of the unpaid indebtedness secured by the property that we intend to sell. You may request an accounting by calling us at (212) 596-7037.

The unit is sold "AS IS" AND POSSESSION IS TO BE OBTAINED BY THE PURCHASER.

Said sale is subject to payment of all sums due, if any, to the Corporation (which, as of September 1, 2023, were \$60,345.77), 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 on the security interest, 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 unit and any liens or debts in connection therewith.

The sale is subject to the Terms of Sale, including: tender of a ten (10%) percent deposit in an official bank or certified check made payable to **Parker Ibrahim & Berg LLP** at the auction; balance due upon closing within thirty (30) days; the payment of all sums due to the Corporation, and; and any existing tenancy.

**ATTORNEYS FOR SECURED PARTY:**

Parker Ibrahim & Berg LLP  
5 Penn Plaza, Suite 2371  
New York, New York 10001  
Telephone: (212) 596-7037  
Facsimile: (212) 596-7036

Boldyn Networks Infrastructure US LLC is proposing to construct a 32.5ft metal pole telecommunications tower facility located in the vicinity of 1-50 50th Avenue, Queens, Queens County, NY (40 44 35.69 N; 73 57 34.6 W). 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 6123006049, EBI Consulting, 21 B St, Burlington, MA 01803, email to [citybridgelink5g@ebiconsulting.com](mailto:citybridgelink5g@ebiconsulting.com) or by calling (781) 418-2314.

Boldyn Networks Infrastructure US LLC is proposing to construct a 32.5ft metal pole telecommunications tower facility located in the vicinity of 205 Battery Place, Manhattan, New York County, NY 10004 (40 42 16.8516N; 74 0 53.9748W). 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 6123004828, EBI Consulting, 21 B St, Burlington, MA 01803, email to [citybridgelink5g@ebiconsulting.com](mailto:citybridgelink5g@ebiconsulting.com) or by calling (781) 418-2314.

Boldyn Networks Infrastructure US LLC is proposing to construct a 32.5ft metal pole telecommunications tower facility located in the vicinity of 369 Bristol Street, Brooklyn, Kings County, NY (40 39 43.7N; 73 54 38.9W). 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 6123006021, EBI Consulting, 21 B St, Burlington, MA 01803, email to [citybridgelink5g@ebiconsulting.com](mailto:citybridgelink5g@ebiconsulting.com) or by calling (781) 418-2314.

Boldyn Networks Infrastructure US LLC is proposing to construct a 32.5ft metal pole telecommunications tower facility located in the vicinity of 2178 Amsterdam Avenue, Manhattan, New York County, NY (40 50 23.244 N; 73 56 13.596 W). 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 6123004819, EBI Consulting, 21 B St, Burlington, MA 01803, email to [citybridgelink5g@ebiconsulting.com](mailto:citybridgelink5g@ebiconsulting.com) or by calling (781) 418-2314.

Boldyn Networks Infrastructure US LLC is proposing to construct a 32.5ft metal pole telecommunications tower facility located in the vicinity of 320 Cortelyou Road, Brooklyn, Kings County, NY (40 38 17.43N; 73 58 32.57W). 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 6123006012, EBI Consulting, 21 B St, Burlington, MA 01803, email to [citybridgelink5g@ebiconsulting.com](mailto:citybridgelink5g@ebiconsulting.com) or by calling (781) 418-2314.

Boldyn Networks Infrastructure US LLC is proposing to construct a 32.5ft metal pole telecommunications tower facility located in the vicinity of 256-17 Hillside Avenue, Queens, Queens County, NY (40 44 12.52 N; 73 42 40.41 W). 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 6123006028, EBI Consulting, 21 B St, Burlington, MA 01803, email to [citybridgelink5g@ebiconsulting.com](mailto:citybridgelink5g@ebiconsulting.com) or by calling (781) 418-2314.

Boldyn Networks Infrastructure US LLC is proposing to construct a 32.5ft metal pole telecommunications tower facility located in the vicinity of 145-04 Jamaica Avenue, Queens, Queens County, NY (40 42 6.8574N; 73 48 35.4558W). 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 6123004824, EBI Consulting, 21 B St, Burlington, MA 01803, email to [citybridgelink5g@ebiconsulting.com](mailto:citybridgelink5g@ebiconsulting.com) or by calling (781) 418-2314.

Boldyn Networks Infrastructure US LLC is proposing to construct a 32.5ft metal pole telecommunications tower facility located in the vicinity of 1712 York Ave, Manhattan, New York County, NY (40 46 46.56 N; 73 56 39.497 W). 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 6123004803, EBI Consulting, 21 B St, Burlington, MA 01803, email to [citybridgelink5g@ebiconsulting.com](mailto:citybridgelink5g@ebiconsulting.com) or by calling (781) 418-2314.

Boldyn Networks Infrastructure US LLC is proposing to construct a 32.5ft metal pole telecommunications tower facility located in the vicinity of 94-20 Northern Boulevard, Queens, Queens County, NY (40 45 23.781N; 73 52 24.4452W). 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 6123005728, EBI Consulting, 21 B St, Burlington, MA 01803, email to [citybridgelink5g@ebiconsulting.com](mailto:citybridgelink5g@ebiconsulting.com) or by calling (781) 418-2314.

Boldyn Networks Infrastructure US LLC is proposing to construct a 32.5ft metal pole telecommunications tower facility located in the vicinity of 187-17 Jamaica Avenue, Queens, Queens County, NY (40 42 37.6338 N; 73 46 17.8212 W). 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 6123004816, EBI Consulting, 21 B St, Burlington, MA 01803, email to [citybridgelink5g@ebiconsulting.com](mailto:citybridgelink5g@ebiconsulting.com) or by calling (781) 418-2314.

Boldyn Networks Infrastructure US LLC is proposing to construct a 32.5ft metal pole telecommunications tower facility located in the vicinity of 166-14 Hillside Avenue, Queens, Queens County, NY (40 42 34.5996 N; 73 47 44.6166 W). 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 6123004821, EBI Consulting, 21 B St, Burlington, MA 01803, email to [citybridgelink5g@ebiconsulting.com](mailto:citybridgelink5g@ebiconsulting.com) or by calling (781) 418-2314.

Boldyn Networks Infrastructure US LLC is proposing to construct a 32.5ft metal pole telecommunications tower facility located in the vicinity of 1845 Sterling Place, Brooklyn, Kings County, NY (40 40 14.8476 N; 73 55 2.4018 W). 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 6123005725, EBI Consulting, 21 B St, Burlington, MA 01803, email to [citybridgelink5g@ebiconsulting.com](mailto:citybridgelink5g@ebiconsulting.com) or by calling (781) 418-2314.

**NOTICE OF SALE SUPREME COURT QUEENS COUNTY**

WELLS FARGO BANK, N.A., Plaintiff against

ATIF H. CHAUDHRY, et al  
Defendant(s)

Attorney for Plaintiff(s)  
Stern & Eisenberg, P.C.,  
20 Commerce Drive, Suite 230,  
Cranford, NJ 07016.

Pursuant to a Judgment of Foreclosure and Sale entered February 5, 2019, I will sell at public auction to the highest bidder at steps of Queens County Supreme Court, 88-11 Sutphin Boulevard, Jamaica, NY 11435 on October 13, 2023 at 10:00 AM. Premises known as 100-26 196th Street, Hollis, NY 11423-3309. Block 10862 Lot 0039. 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. Approximate Amount of Judgment is \$579,100.43 plus interest, fees, and costs. Premises will be sold subject to provisions of filed Judgment Index No 709290/2014. For sale information, please visit [www.Auction.com](http://www.Auction.com) or call (800) 280-2832.

During the COVID-19 health emergency, Bidders are required to comply with all governmental health requirements in effect at the time of the 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. Should a bidder fail to comply, the Referee may refuse to accept any bid, cancel the closing and hold the bidder in default. 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. Referee will only accept a certified bank check made payable to the referee.

William Driscoll, Esq., Referee  
NY20190000172-1

Boldyn Networks Infrastructure US LLC is proposing to construct a 32.5ft metal pole telecommunications tower facility located in the vicinity of 176 Port Richmond Avenue, Staten Island, Richmond County, NY (40 38 12.6312N; 74 8 3.375W). 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 6123005730, EBI Consulting, 21 B St, Burlington, MA 01803, email to [citybridgelink5g@ebiconsulting.com](mailto:citybridgelink5g@ebiconsulting.com) or by calling (781) 418-2314.

Boldyn Networks Infrastructure US LLC is proposing to construct a 32.5ft metal pole telecommunications tower facility located in the vicinity of 184-27 Jamaica Avenue, Queens, Queens County, NY (40 42 34.092N; 73 46 30.3312W). 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 6123004822, EBI Consulting, 21 B St, Burlington, MA 01803, email to [citybridgelink5g@ebiconsulting.com](mailto:citybridgelink5g@ebiconsulting.com) or by calling (781) 418-2314.

To place your ad in the New York Post Classifieds Email [clloyd@nypost.com](mailto:clloyd@nypost.com)

Boldyn Networks Infrastructure US LLC is proposing to construct a 32.5ft metal pole telecommunications tower facility located in the vicinity of 45-21 5th Street, Queens, Queens County, NY (40 44 51.99N; 73 57 17.88W). 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 6123006055, EBI Consulting, 21 B St, Burlington, MA 01803, email to [citybridgelink5g@ebiconsulting.com](mailto:citybridgelink5g@ebiconsulting.com) or by calling (781) 418-2314.

Boldyn Networks Infrastructure US LLC is proposing to construct a 32.5ft metal pole telecommunications tower facility located in the vicinity of 4-40 44th Drive, Queens, Queens County, NY (40 44 57.44N; 73 57 16.05W). 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 6123006056, EBI Consulting, 21 B St, Burlington, MA 01803, email to [citybridgelink5g@ebiconsulting.com](mailto:citybridgelink5g@ebiconsulting.com) or by calling (781) 418-2314.

Boldyn Networks Infrastructure US LLC is proposing to construct a 32.5ft metal pole telecommunications tower facility located in the vicinity of 224 East 47th Street, Manhattan, New York County, NY (40 45 8.949 N; 73 58 7.863 W). 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 6123004796, EBI Consulting, 21 B St, Burlington, MA 01803, email to [citybridgelink5g@ebiconsulting.com](mailto:citybridgelink5g@ebiconsulting.com) or by calling (781) 418-2314.

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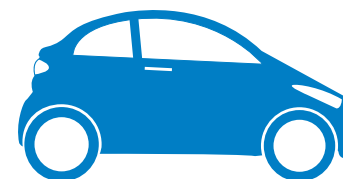
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