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PROFESSIONAL

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BY VIRTUE OF DEFAULT in a security agreement executed on July 23, 2003 by Mark Savet, and in accordance with its rights as holder of the security, THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO J.P. MORGAN CHASE BANK, N.A. AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2003-13A, by John William O'Keefe, Terence Gee, or Stephan Marcellin, Auctioneer(s), will conduct a public sale of the security consisting of 804 shares of common stock in 50 Sutton Place South Owners Inc. and all rights title and interest in and to a proprietary lease between corporation and debtor for UNIT 19F in a building known as and by the street address, 50 Sutton Place, Unit 19F, New York, NY 10022 together with fixtures and articles of personal property now or hereafter affixed to or used in connection with UNIT 19F on November 08, 2023 at 1:15PM Portico of the New York County Courthouse, 60 Centre Street, New York, NY 10007, in satisfaction of an indebtedness in the principal amount of \$367,037.03 plus interest from July 01, 2013 and costs, subject to open maintenance charges. The secured party reserves the right to bid. Ten percent (10%) deposit by bank or certified funds required at Auction, payable to the attorneys for the secured party. Closing within 30 days. Such sale shall be subject to the terms of sale.

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Williamsville, NY 14221
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ATTORNEYS FOR SECURED CREDITOR 78269

PUBLIC AUCTION NOTICE OF SALE OF COOPERATIVE APARTMENT SECURITY

BY VIRTUE OF DEFAULT in a security agreement executed on January 27, 1992 by Goro Kawarishi, and in accordance with its rights as holder of the security, Santander Bank, N.A., by Kim Carrino, Auctioneer, will conduct a public sale of the security consisting of 275 shares of common stock in 308 W. 106 Owners, Inc. and all rights title and interest in and to a proprietary lease between corporation and debtor for UNIT 3F AKA 3-R in a building known as and by the street address, 308 WEST 106TH STREET, Apartment 3-F, NEW YORK, NY 10025 AKA 308 WEST 106TH STREET, Apartment 3R, New York, NY 10025 together with fixtures and articles of personal property now or hereafter affixed to or used in connection with UNIT 3F AKA 3-R on November 08, 2023 at 9:30AM on the portico at 60 Centre Street, New York, NY 10007, in satisfaction of an indebtedness in the principal amount of \$7,967.38 plus interest from June 01, 2020 and costs, subject to open maintenance charges. The secured party reserves the right to bid. Ten percent (10%) deposit by bank or certified funds required at Auction, payable to the attorneys for the secured party. Closing within 30 days. Such sale shall be subject to the terms of sale.

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BY VIRTUE OF DEFAULT in a security agreement executed on May 28, 2003 by Eric Goldberg, and in accordance with its rights as holder of the security, U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, by Kim Carrino, Auctioneer, will conduct a public sale of the security consisting of 144 shares of common stock in 310 East 70th St. Apartment Corp. and all rights title and interest in and to a proprietary lease between corporation and debtor for UNIT 6E in a building known as and by the street address, 310 East 70th Street, Apt. 6E, New York, NY 10021 together with fixtures and articles of personal property now or hereafter affixed to or used in connection with UNIT 6E on November 08, 2023 at 10:30AM on the portico at 60 Centre Street, New York, NY 10007, in satisfaction of an indebtedness in the principal amount of \$293,370.11 plus interest from December 01, 2018 and costs, subject to open maintenance charges. The secured party reserves the right to bid. Ten percent (10%) deposit by bank or certified funds required at Auction, payable to the attorneys for the secured party. Closing within 30 days. Such sale shall be subject to the terms of sale.

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BY VIRTUE OF DEFAULT in a security agreement executed on May 30, 2007 by Michael Schwartz, and in accordance with its rights as holder of the security, Nationstar Mortgage LLC, by Kim Carrino, Auctioneer, will conduct a public sale of the security consisting of 9 shares of common stock in 92 Yorkville Housing Corp. and all rights title and interest in and to a proprietary lease between corporation and debtor for UNIT 2C in a building known as and by the street address, 331 East 92nd Street, Unit 2C, NEW YORK, NY 10128 together with fixtures and articles of personal property now or hereafter affixed to or used in connection with UNIT 2C on November 01, 2023 at 10:30AM on the portico at 60 Centre Street, New York, NY 10007, in satisfaction of an indebtedness in the principal amount of \$265,668.80 plus interest from July 01, 2019 and costs, subject to open maintenance charges. The secured party reserves the right to bid. Ten percent (10%) deposit by bank or certified funds required at Auction, payable to the attorneys for the secured party. Closing within 30 days. Such sale shall be subject to the terms of sale.

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BY VIRTUE OF DEFAULT in a security agreement executed on August 15, 2017 by liangxiao Zhu, and in accordance with its rights as holder of the security, ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC., by Kim Carrino, Auctioneer, will conduct a public sale of the security consisting of 231 shares of common stock in Woodstock Owners Corp. and all rights title and interest in and to a proprietary lease between corporation and debtor for UNIT 1603 in a building known as and by the street address, 320 East 42nd Street, Apartment 1603, New York, NY 10017 together with fixtures and articles of personal property now or hereafter affixed to or used in connection with UNIT 1603 on November 08, 2023 at 10:45AM on the portico at 60 Centre Street, New York, NY 10007, in satisfaction of an indebtedness in the principal amount of \$247,483.80 plus interest from July 01, 2020 and costs, subject to open maintenance charges. The secured party reserves the right to bid. Ten percent (10%) deposit by bank or certified funds required at Auction, payable to the attorneys for the secured party. Closing within 30 days. Such sale shall be subject to the terms of sale.

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NEW YORK POST

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 January 12, 2006, executed by **JACOB R. GOUVENEUR AND SUSAN K. ELLINGWOOD** to JPMorgan Chase Bank, N.A., as assigned to **U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF LSF'S MASTER PARTICIPATION TRUST**, said secured party, by Terence Gee, John William O'Keefe, or Stephan G. Marcellin, will conduct a public sale of the security consisting of 135 shares of stock of 360 Cabrini Owners Corp., all right, title, and interest in and to a Proprietary Lease between said Corporation and debtor(s) for **APARTMENT 6D IN BUILDING KNOWN AS 360 CABRINI BOULEVARD, NEW YORK, NEW YORK 10040**, with an estimated value of \$420,000.00. Together with all fixtures and articles of personal property now or hereafter affixed to or used in connection with said apartment on November 1, 2023 at 1:30 P.M. at New York County Supreme Court, Front Steps of the Courthouse, 60 Centre Street, New York, New York 10007 in satisfaction of an indebtedness in the unpaid principal amount of \$369,025.68 plus interest, late fees, attorney fees, maintenance in arrears, and all other advanced charges. Notice is hereby being given to **JACOB R. GOUVENEUR AND SUSAN K. ELLINGWOOD**: Pursuant to section 9-623 of the Uniform Commercial Code **JACOB R. GOUVENEUR AND SUSAN K. ELLINGWOOD** have a statutory right to redeem the collateral by tendering fulfillment of all obligations secured by the collateral, including reasonable expenses and attorney's fees, at any time before a secured party has collected the collateral, disposed of the collateral or entered into a contract for its disposition, or has accepted collateral in full or partial satisfaction of the obligation it secures. Payment of the debt is due in full by October 31, 2023; **JACOB R. GOUVENEUR AND SUSAN K. ELLINGWOOD'S** interests in and to **APARTMENT 6D IN BUILDING KNOWN AS 360 CABRINI BOULEVARD, NEW YORK, NEW YORK 10040** are being sold and risk being terminated; if **JACOB R. GOUVENEUR AND SUSAN K. ELLINGWOOD** (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. The apartment is sold "AS IS" AND POSSESSION TO BE OBTAINED BY THE PURCHASER. Said sale is subject to payment of all sums due, if any, to 360 Cabrini Owners 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 **Friedman Vartolo LLP**, as attorneys for the secured party for ten (10%) percent of price bid. No cash accepted. Balance shall be due within thirty (30) days. The Auctioneer's fees are required at sale. Thank you for your time and attention to this matter. Should you have any questions or concerns, please do not hesitate to contact the undersigned. Dated: September 15, 2023.

Auctioneers: Terence Gee, 88 Froelich Farm Boulevard, Suite 403, Woodbury, New York 11797; Stephan G. Marcellin, 88 Froelich Farm Boulevard, Suite 403, Woodbury, New York 11797; John William O'Keefe, 88 Froelich Farm Boulevard, Suite 403, Woodbury, New York 11797. **Attorneys for Secured Party Friedman Vartolo, LLP 85 Broad Street, Suite 501, New York, New York 10004 P. 212-471-5100 F. 212-471-5150**



NINE & DANDY: Despite them being picked ninth in the Big East coaches' preseason poll, Seton Hall coach Shaheen Holloway is confident in his Pirates.

Robert Sabo

Holloway & Co. have something to prove

By BRIDGET REILLY

Shaheen Holloway's Pirates finished .500 in conference play and tied for sixth in the Big East in the coach's first season. But even with the benefit of a roster he's more familiar with this time around, Seton Hall was picked ninth out of 11 teams in the league's annual coaches' preseason poll.

But Holloway is brushing it off. "I don't get involved with that," he said at Tuesday's Big East media day. "Everybody got their opinions. All we gotta do is go out there and play basketball. Whatever happens, happens. I'm not worried about rankings and critics. It is what it is. To my guys, that's motivation for them."

Holloway insisted that this feels like a different season after he rushed into the job last year right off of his Elite Eight run in the NCAA Tournament with Saint Peter's.

"It helps when you have guys that kind of know you and know what you want to do now. Last year, it was kind of hard because the only person that I knew was KC [Ndefo, who followed Holloway from Saint Peter's]. This year, I got three guys that played [guards Kadary Richmond and Al-Amir Dawes and wing Dre Davis] that know what to expect. So, it makes the transition easier."

If a different season is to come, the production will have to be out of Holloway's backcourt, led by Richmond, a senior, and Dawes, a grad student.

There is much to work on. Last season, Seton Hall ranked 10th in the Big East in scoring with an av-

erage of 69.4 points per game. Additionally, the Pirates were ninth in 3-point shooting at 34 percent and ranked last in assist-to-turnover ratio.

A healthier and more vocal version of Richmond is expected to step up. Holloway said he is working on getting Richmond, who suffered a back injury in a loss to UConn on Feb. 18 and missed the Big East Tournament, to be a better leader.

"A lot," Holloway said about the weight Richmond carries in the team's success. "He plays into my success, his success, the school's success, the team's success, the conference's success. I think he's one of the better players in our league. But he's gotta go out there and prove that every night now."

Richmond averaged 10.1 points, 5.2 rebounds, and four assists across 27 appearances last season, shooting 44 percent from the floor.

"I feel like everyone is bought in at this point because we are all together, working hard all summer, getting to know each other, and trying to stay healthy and do what we got to do," Richmond said.

If it all comes together, Holloway is confident the Pirates can prove their doubters wrong.

"I hope they count us out. I hope people count us out. Like I said, I'm not a big talker when it comes to that. I'm a big doer," Holloway said with his team predicted to finish ahead of only Butler and DePaul. "My guys, they got a big chip on their shoulders. These guys know what's at stake. You gotta go out there and perform. So, I think that people are going to be surprised."