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NOTICES

LEGAL NOTICES

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 those certain Pledge of Shares dated as of March 30, 2020 (the "Pledge Agreement"), executed and delivered by Juan Lopez a/k/a Juan P. Lopez a/k/a Juan Pablo Lopez (the "Pledgor"), and in accordance with its rights as holder of the security, Fulton Lex Classon, LLC (the "Secured Party"), by virtue of those certain UCC-1 Filing Statements made in favor of Secured Party, in accordance with Article 9 of the Uniform Commercial Code of the State of New York (the "Code"), Secured Party will offer for sale, at public auction, (i) Pledgor's 100% issued and outstanding stock of J.J. Fulton Realty Corp. and Pledgor's 100% issued and outstanding stock of 451 Classon Corp. (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 (i) 173 Lexington Avenue, Brooklyn, NY 11206; (ii) 701 Fulton Street, Brooklyn, NY 11207; (iii) 703 Fulton Street, Brooklyn, NY 11207; and (iv) 451 Classon Avenue, Brooklyn, NY 11238 (collectively, the "Property"). Maltz Auctions ("Maltz"), under the direction of Richard B. Maltz (DCA # 1240838) or David A. Constantino (DCA # 1424944) (the "Auctioneer"), will conduct a public sale consisting of the Collateral (as set forth in Schedule A below), via online bidding, on **October 20, 2023 at 3:00pm**, in satisfaction of an indebtedness in the approximate amount of **\$11,957,301.75**, including principal, interest on principal, and reasonable fees and costs, plus default interest through October 20, 2023, 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 remotebidding.maltzauctions.com. **Bidder Qualification Deadline:** October 18, 2023 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
Juan Lopez a/k/a Juan P. Lopez a/k/a Juan Pablo Lopez, an individual
ISSUER
J.J. Fulton Realty Corp., a New York corporation
INTERESTS PLEDGED
100% issued and outstanding stock
The UCC1 was filed on April 3, 2020 with the Secretary of State of the State of New York under the Filing No. # 202004030193435. The UCC3 Assignment was filed on July 11, 2023 with the Secretary of State of the State of New York under the Filing No. # 202307118319125.

Pledged Interest
PLEDGOR
Juan Lopez a/k/a Juan P. Lopez a/k/a Juan Pablo Lopez, an individual
ISSUER
451 Classon Corp., a New York corporation
INTERESTS PLEDGED
100% issued and outstanding stock
The UCC1 was filed on April 3, 2020 with the Secretary of State of the State of New York under the Filing No. # 202004030193473. The UCC3 Assignment was filed on July 11, 2023 with the Secretary of State of the State of New York under the Filing No. # 202307118319137
KRISS & FEUERSTEIN LLP
Attn: Michael J. Bonneville, Esq., Attorneys for Secured Party
360 Lexington Avenue, Suite 1200
New York, New York 10017
Tel: (212) 661-2900

LLC Formation Notices: All NYS Counties

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NEW YORK POST

NOTICE OF SALE SUPREME COURT COUNTY OF QUEENS
HSBC BANK USA, NA AS TRUSTEE FOR NOMURA ASSET ACCEPTANCE CORPORATION MORTGAGE PASS THROUGH CERTIFICATES SERIES 2006-AP1, Plaintiff AGAINST AHASAN K. GIAS, ET AL., Defendant(s) Pursuant to a Judgment of Foreclosure and Sale duly entered September 27, 2019, I, the undersigned Referee will sell at public auction at the Courthouse steps of the Queens County Supreme Court, 88-11 Sutphin Boulevard, Jamaica, New York on October 20, 2023 at 11:15AM, premises known as 224 Beach 32nd Street, Far Rockaway, NY 11691. 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: 15807 LOT: 22. Approximate amount of judgment \$766,522.76 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #716916/2021. The aforementioned auction will be conducted in accordance with the QUEENS County COVID-19 mitigation protocols and as such all persons must comply with social distancing, wearing masks and screening practices in effect at the time of this foreclosure sale. Fearonce Gerard Lalande, Esq., Referee Gross Polowy, LLC 1775 Wehrle Drive Williamsville, NY 14221 00-106686 77696

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Thompson holds her own

Associated Press

LAS VEGAS — Lexi Thompson kept a rough round from getting worse and wound up holding her own Thursday until darkness kept her from finishing at the Shriners Children's Open.

Thompson was the main attraction of this FedEx Cup Fall event, the seventh woman to play a PGA Tour event and the first in five years.

She was 1-over par for her round through 16 holes and chose to mark her ball — a 20-foot par putt on the 17th — and return to finish the first round in the morning. Still in play was a chance to make the cut, though it was hard work to keep her score around par.

"I played decent," Thompson said. "I had one bad hole and a few iffy shots. But it's golf; it was kind of expected."

Beau Hossler set the pace by matching his career low on the PGA Tour with a 9-under 62, which included a tee shot that found the water left of the par-3 17th at the TPC Summerlin.

SPORTS SHORTS

NFL: Chiefs defeat winless Broncos

Patrick Mahomes threw for 306 yards and a touchdown, **Harrison Butker** kicked four field goals, and the Chiefs held off the Broncos 19-8 on Thursday night in Kansas City, Mo. for their 16th straight win over their longtime AFC West rivals.

Travis Kelce had nine catches for 124 yards for Kansas City with **Taylor Swift** again cheering him on from an Arrowhead Stadium suite. The Chiefs' defense held **Russell Wilson** to 95 yards passing with a touchdown and a pair of interceptions, and woebegone Denver finished with just 197 yards of total offense.

● **Quarterback Justin Herbert** doesn't think the broken middle finger on his left, non-throwing hand will affect him when the Chargers host the Cowboys on Monday night.

NHL: Stars edge Blues in shootout

Jason Robertson and newcomer **Matt Duchene** scored in the shootout to help the Stars beat the Blues 2-1 in the season opener for each team in Dallas.

● In St. Paul, Minn., **Brock Faber** got his first NHL goal in the first period and **Filip Gustavsson** stopped 41 shots for a season-opening shutout as the Wild beat the Panthers 2-0.

● In Nashville, **Juuse Saros** made 23 saves for his 21st NHL shutout and Nashville beat the Kraken 3-0 to give **Andrew Brunette** his first coaching victory with the Predators.

GOLF: PGA Tour getting investor interest

A memo sent to PGA Tour players Wednesday night said that while the tour works on finalizing an agreement with Saudi Arabia's Public Investment Fund, it is fielding calls from other interested investors as well, ESPN and Bloomberg reported.

● **Jon Rahm** got off to a solid start in his attempt to surpass **Seve Ballesteros** by winning a fourth Spanish Open title, shooting 4-under 67 to sit four shots off the lead after the first round in Madrid. **Matthieu Pavon** was at the top of the leaderboard after a 63 at the Club de Campo Villa de Madrid.

● In Shanghai, **Maja Stark** and **Wichanee Meechai** each shot 6-under 66 to take a two-stroke first-round lead at the LPGA Shanghai event.

NCAA: Houston wins on Hail Mary

Donovan Smith threw a 49-yard touchdown pass that was caught by **Stephon Johnson** as time expired to give Houston its first Big 12 win in a thrilling 41-39 victory over West Virginia in Houston.

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NOTICES

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Boldyn Networks Infrastructure US LLC is proposing to construct a 32.5ft metal pole telecommunications facility located near 800 West 181 Street, New York, NY 10033 (40 51 2.699400 N, 73 56 18.372600 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 6123006014 - MH EBI Consulting, 21 B Street, Burlington, MA 01803, email to citybridgelink5g@ebiconsulting.com or by calling (781) 418-2314.

NOTICES

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Boldyn Networks Infrastructure US LLC is proposing to construct a 32.5ft metal pole telecommunications tower facility located in the vicinity of 60-15 Woodside Avenue, Queens, Queens County, NY (40 44 42.080 N; 73 54 13.880 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 6123006014, EBI Consulting, 21 B St, Burlington, MA 01803, email to 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 77-19 25th Avenue, Queens, Queens County, NY 11370 (40 45 46.01 N; 73 53 25.89 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 6123006061, EBI Consulting, 21 B St, Burlington, MA 01803, email to citybridgelink5g@ebiconsulting.com or by calling (781)418-2314.