

EMPLOYMENT

GENERAL HELP WANTED

NEED EXTRA MONEY TO PAY FOR BILLS? VACATION? SAVINGS?



Part Time - Early AM | Easy and Fun! Newspaper Delivery Drivers Wanted

Be your own boss! Deliver newspapers close to home for just a couple of hours each day and make over \$1000.00 monthly... plus bonus... Really!

- Just a few hours each morning
- 7 days (or less) ... done by 6am!
- Must have a reliable vehicle

Start making \$\$\$ tonight! Routes available near where you live!!!

BROOKLYN, BRONX, QUEENS

To Apply - Text: **"PCFCASH"**

617-207-6350 or Call 1-800-515-8000

Walk-ins Welcome 2 am - 4 am

909 Essex St., Brooklyn NY 11208

4220 Vireo Ave, Bronx NY 10470

48-02 31st Place Long Island City NY 11101



IS THE DEA IN YOUR DNA? JOIN OUR FIGHT TO SAVE LIVES! MAKE A DIFFERENCE. BECOME A SPECIAL AGENT!
Contact A Special Agent Recruiter:
<https://www.dea.gov/talk-recruiter>
For Local Area Recruiters email:
NewYorkSpecialAgentRecruiter@dea.gov

For the latest news, visit nypost.com

MERCHANDISE

COLLECTIBLES

BUYING BASEBALL CARDS
And All Other Sports Cards.
Cert. Memorabilia & Graded
Vintage Cards. Prefer Pre-1980
Paying Top Dollar \$\$\$
small or large collections
Call Henry 917-273-2353

COMIC ART
BUYING ART DONE FOR
AND PUBLISHED IN COMIC BOOKS
AND STRIPS. 516-698-0165

PET PLACE

DOGS



CHOCOLATE LABRADOR PUPPIES FOR SALE

Home raised in Pennsylvania
Free delivery to NYC, Male & Female
Call for pricing: (570) 807-1414
Email: Tmolenthiet@gmail.com



POMERANIAN PUPPIES

Adorable males and females, toy or teacup sizes, shots and papers.
Call 718-306-4136

To post open jobs in the NYP Classifieds
Email cloyd@nypost.com

DOGS



SHIH-TZU PUPPIES

Beautiful Males & Females
Price to Sell
Call 718-306-4136



YORKIE PUPPIES

ADORABLE, pure breed,
toy & teacup sizes.
Call 718-306-4136

PORTUGUESE WATER DOG PUPPIES

AKC Breeder of Merit
Application @ DoceuKenneel.com
Written Health Guarantee!
Call (716) 435-9922

LEGAL NOTICES

UCC Public Sale Notice

PLEASE TAKE NOTICE that Wells Fargo Bank, National Association, in its capacity as Trustee for the Registered Holders of CCRE Commercial Mortgage Securities, L.P., CF Trust 2019-Boss, Commercial Mortgage Pass-Through Certificates Series 2019-Boss, acting by and through Trimont Real Estate Advisors LLC, as special servicer (collectively, "**Secured Party**"), will offer for sale at public auction one-hundred percent (100%) of the membership interests (the "**Membership Interests**") in Montage Investors LLC and CF Bossert 26 LLC, each a Delaware limited liability company ("**Pledgors**"), along with certain rights and property representing, relating to, or arising from the Membership Interests (collectively, the "**Collateral**"). Secured Party shall conduct the sale pursuant to § 9-610 et seq. of the NY Uniform Commercial Code (the "**UCC**") and that certain Loan Modification and Pledge Agreement, dated July 29, 2021, by and between Secured Party, Pledgors, and 98 Montague LLC ("").

Pledgors are the owners of all equity interests in Debtor, the entity that owns the real property and improvements known as Hotel Bossert located at 98 Montague St., Brooklyn, NY 11201. For information purposes only, Debtor is the borrower under a securitized mortgage loan in the original principal amount of \$112,000,000 (the "**Mortgage Loan**").

The sale will take place on Thursday, January 11, 2024 at 2:15 p.m. Eastern Time (the "**Sale**"). Purchasers may attend the Sale at the NY Supreme Courthouse Portico, 60 Centre Street, New York NY and via web-based video and/or telephonic conferencing program at the following link: <https://hodgeswardelliott.zoom.us/j/86785556697>.

Secured Party shall sell the Collateral as a single unit to the highest bidder on an "AS IS, WHERE IS", "WITH ALL FAULTS" BASIS, WITHOUT ANY REPRESENTATIONS OR WARRANTIES OF ANY KIND, expressed or implied, including, without limitation, merchantability, fitness for a particular purpose, condition or title, possession, quiet enjoyment, and without any right of set-off or recoupment. All parties desiring to qualify as a bidder at the Sale are required to deliver by Monday, January 8, 2024 at 4 P.M. Eastern Time (1) a deposit of \$100,000 and (2) proof of financial ability to consummate the Sale. A prevailing bidder must pay the balance of the purchase price for any successful bid to Secured Party by 4:00 P.M. Eastern Time on the second (2nd) business day after the acceptance of any such bid.

All parties desiring to bid on the Collateral shall pay any deposits and payments toward the purchase of the Collateral by wire transfer. Secured Party shall cause to be returned all qualifying deposits for non-prevailing bidder(s) in a reasonable period of time after the closing of the Sale(s) to the prevailing bidder(s). If the prevailing bidder(s) defaults on the balance of the purchase price, its qualifying deposit shall be forfeited and Secured Party shall (x) retain such deposit, and (y) at its option, sell the Collateral to the next highest bidder. Secured Party reserves the right for itself or its nominee or designee to: (a) credit bid all or a portion of its claim at the Sale; (b) adjourn or cancel the Sale without notice; (c) alter the terms of payment; (d) abandon or elect not to dispose of the Collateral; and/or (e) reject all bids. If Secured Party accepts the bid(s), Secured Party will provide the prevailing bidder(s) with a bill of sale with no representations or warranties of any kind or nature whatsoever. Secured Party may announce additional terms of sale at or before the time of the Sale. The prevailing bidder must pay all transfer taxes, stamp duties and similar taxes in connection with the purchase of the Collateral.

The Collateral includes unregistered securities under the Securities Act of 1933, as amended (the "Securities Act"). Secured Party reserves the right to restrict participation in the Sale to prospective bidders that represent that the Collateral will not be sold, assigned, pledged, disposed of, hypothecated or otherwise transferred without the prior registration in accordance with the Securities Act and the securities laws of all applicable jurisdictions, unless an exemption from such registration is available.

PLEASE TAKE NOTICE that there are specific requirements for any potential bidder in connection with obtaining information, bidding on the Collateral, and purchasing the Collateral, including without limitation complying with this Notice and any additional terms of Sale as determined by Secured Party in its sole discretion (collectively, the "**Terms of Sale**"). Interested parties will need to execute a standard confidentiality and non-disclosure agreement found at <https://hotelbossertucc.hodgeswardelliott.com/>. An online data room (the "**Datasite**") is available to prospective investors, subject to execution of a confidentiality and non-disclosure agreement (collectively, "**Disclosed Materials**"). The data room can be accessed via Hodges Ward Elliott through a third-party secure site (ShareFile). Contact loansales@hodgeswardelliott.com should you experience any problems accessing the site.

No information provided, whether in the Datasite or otherwise, shall constitute a representation or warranty of any kind with respect to such information, the Collateral or the Sale.

Questions may be directed to Michael Britvan at 646.553.3639 or mbrivtan@hodgeswardelliott.com.

Crown Castle is proposing to install a 34-foot telecommunications light pole structure located within the public right of way at the intersection of Calyer Street and Eckford Street, Brooklyn, Kings County, NY (40 43 43.25 N 73 57 5.25 W). The facility is not expected to be FAA lighted. Crown Castle invites comments from any interested party on the impact of the proposed action on any districts, sites, buildings, structures or objects significant in American history, archaeology, engineering or culture that are listed or determined eligible for listing in the National Register of Historic Places and/or specific reason the proposed action may have a significant impact on the quality of the human environment. Specific information regarding the project is available by contacting Monica Gambino at 724-416-2516 during normal business hours. Comments must be received at 1500 Corporate Drive, Canonsburg, PA 15317, ATTN: Kyle Hoover or via telephone at 724-416-2516 within 30 days of the date of this notice. (Ref. EBI Project #6123007391)

Crown Castle is proposing to install a 34-foot telecommunications utility structure located within the public right-of-way at the intersection of Atlantic Avenue and Classon Avenue, (40 40 47.55 N 73 57 30.37 W). The facility is not expected to be FAA lighted. Crown Castle invites comments from any interested party on the impact of the proposed action on any districts, sites, buildings, structures or objects significant in American history, archaeology, engineering or culture that are listed or determined eligible for listing in the National Register of Historic Places and/or specific reason the proposed action may have a significant impact on the quality of the human environment. Specific information regarding the project is available by contacting Monica Gambino at 724-416-2516 during normal business hours. Comments must be received at 1500 Corporate Drive, Canonsburg, PA 15317, ATTN: Monica Gambino or via telephone at 724-416-2516 within 30 days of the date of this notice. (Ref. EBI Project #6123007384)

LEGAL NOTICES

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 27, 2010, executed by David O. Currier ("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 740 shares of stock of The Opera Owners, Inc. ("Corporation"), and all right, title, and interest in and to a Proprietary Lease between said Corporation and Debtor for the apartment known as 2166 Broadway, Unite 22B, New York, NY 10024, together with all fixtures and articles of personal property now or hereafter affixed to or used in connection with said apartment on **November 8, 2023 at 1:45 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 \$94,207.40, 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 payment of all sums due, if any, to The Opera 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 **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
P. 516-630-0288
F. 732-726-8719

Dated: October 27, 2023
Firm File No. NY20230000402-2

NOTICE OF PUBLIC SALE CO-OP APARTMENT

PLEASE TAKE NOTICE, that pursuant to Article 9 of the Uniform Commercial Code, STEPHAN G. MARCELIN, Auctioneer, JOHN WILLIAM O'KEEFE, Auctioneer, or RICHARD J. CANTWELL, Auctioneer, TERENCE GEE, Auctioneer, will sell at public auction with reserve to the highest bidder, at the Portico of the New York County Courthouse, 60 Centre St, New York, NY 10007, at 1:45 PM on November 15, 2023 security consisting of 192 shares of 333 EAST 53 TENANTS CORP, in the name of THRUSTON W PETTUS JR, and all right, title and interest in and to a Proprietary Lease for Cooperative APT 5C, located in a building known as and by the street address 333 EAST 53RD STREET, 5C, NEW YORK, NY 10022, between THRUSTON W PETTUS JR as Lessee, and 333 EAST 53 TENANTS CORP, as Lessor.

This sale is held to satisfy an indebtedness of the unpaid principal balance, interest, attorney fees and advances through November 15, 2023, and to enforce the rights of WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR BCAT 2020-3TT (the "Secured Party"), arising under a Security Agreement dated April 28, 2008, executed by and between THRUSTON W PETTUS JR and BANK OF AMERICA, N.A. 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: October 17, 2023

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

Crown Castle is proposing to replace an existing light pole with a 34-foot telecommunications light pole facility located within the public right-of-way at the intersection of Commercial Street and Franklin Street, (40 44 10.6 N 73 57 31.1 W). The facility is not expected to be FAA lighted. Crown Castle invites comments from any interested party on the impact of the proposed action on any districts, sites, buildings, structures or objects significant in American history, archaeology, engineering or culture that are listed or determined eligible for listing in the National Register of Historic Places and/or specific reason the proposed action may have a significant impact on the quality of the human environment. Specific information regarding the project is available by contacting Monica Gambino at 724-416-2516 during normal business hours. Comments must be received at 1500 Corporate Drive, Canonsburg, PA 15317, ATTN: Monica Gambino or via telephone at 724-416-2516 within 30 days of the date of this notice. (Ref. EBI Project #6123007364)

Crown Castle is proposing to install a 34ft telecommunications utility structure located within the public right of way at the northeast corner of the intersection of Manhattan Ave and Withers St, Brooklyn, Kings County, NY 1211 (40 43 2.19 N / 73 56 47.36 W). The facility is not expected to be FAA lighted. Crown Castle invites comments from any interested party on the impact of the proposed action on any districts, sites, buildings, structures or objects significant in American history, archaeology, engineering or culture that are listed or determined eligible for listing in the National Register of Historic Places and/or specific reason the proposed action may have a significant impact on the quality of the human environment. Specific information regarding the project is available by contacting Monica Gambino at 724-416-2516 during normal business hours. Comments must be received at 1500 Corporate Drive, Canonsburg, PA 15317, ATTN: Monica Gambino or via telephone at 724-416-2516 within 30 days of the date of this notice. (Ref. EBI Project #6123007388)

Want it sold?

Sell it in the
NEW YORK POST
Classifieds
Email cloyd@nypost.com

Classifieds



Call-ups provide Nets needed hand

By BRIAN LEWIS

MIAMI — Tuesday morning, two-ways Armoni Brooks and Jalen Wilson had just started training camp with G-League Long Island, and Trendon Watford was still looking to make his season debut with Brooklyn.

Wednesday night, the trio helped the Nets to a 109-105 come-from-behind victory over the Heat. Brooks had 17 points on 6 of 7 shooting, 5 of 6 from deep. He finished a staggering plus-30 in just 15:55 after a whirlwind 24 hours or so.

“So what’s today? Tuesday? Wednesday? So Tuesday morning I had practice with the team in Long Island, started training camp, had a good practice there. And right after practice, probably about noon, we found out

NETS NOTES

we were coming to Miami,” said Brooks. “We had to hurry up, go shower and catch a flight within three hours and landed about 7 o’clock last night. And we went to shootaround and just prepped ourselves to get ready to play.”

This was the Nets’ fifth straight win over Miami, tying their longest streak over the Heat in franchise history. It also marked a fourth straight road win in Miami, a franchise record.

Watford had 11 points, four assists and four boards, a secondary playmaker with point guards Spencer Dinwiddie and Dennis Smith Jr. hurt and Ben Simmons in foul trouble.

“Just staying ready, man. They work hard. They work hard all summer, preseason, everything,” said Mikal Bridges. “We’ve got a lot of depth and they just shined when opportunity was called. It’s big for us.

“Good for them to just to feel good. But we’re gonna need that. We’ve got bodies down and the NBA is 82 games and injuries happened and stuff like that.”

➤ Nets starting guard **Spencer Dinwiddie** missed his third straight game, downgraded from doubtful to out with a sprained left ankle.

Backup point guard **Dennis Smith Jr.** also sat out with a left hip contusion.

“Spencer was more day-to-day with his ankle injury,” Vaughn said. “Then Dennis tried to go through shootaround [Wednesday] morning a little bit, and tried to do a little effort to be available tonight. Just doesn’t have it.”

Vaughn wouldn’t speculate on whether either would be back for Friday’s In-Season Tournament game at Chicago.

“I’m not in a position to rule in or out,” said Vaughn.

Starting center **Nic Claxton** (sprained left ankle) and starting power forward **Cam Johnson** (strained left calf) were also out, as expected. Claxton has been out of his walking boot and is making progress.

➤ **Cam Thomas** went into Wednesday averaging 32.1 in eight career starts. That’s second all-time according to Elias, ahead of **Michael Jordan** (30.5), **James Harden** (27.9) and **Luka Doncic** (27.7). The only player who averaged more was **Kenny Lofton Jr.**, who poured in 42 in his lone start.

THE CITY OF NEW YORK THE MAYOR'S OFFICE OF OPERATIONS, NYC DEPARTMENT of HOUSING PRESERVATION & DEVELOPMENT NOTICE of a COMMENT PERIOD on the Conflict of Interest Public Disclosure

TO ALL INTERESTED AGENCIES, COMMUNITY BOARDS, GROUPS, AND PERSONS:

On March 11, 2021, President Biden signed the American Rescue Plan Act of 2021 (P.L. 117-2) (“ARP”) into law. ARP provided, under section 3205 for the HOME Investment Partnerships Program (HOME), for homelessness assistance and supportive services to address the continued impact of the COVID-19 pandemic on the economy, public health, State and local governments, individuals, and businesses. Congress appropriated \$5 billion, which was allocated to participating jurisdictions using the HOME allocation formula. In Federal Fiscal Year 2021, HUD awarded the City of New York the amount of \$269,831,517 in HOME-ARP funds for proposed activities through September 30, 2030.

In order to receive the allocated funds, the City is required to develop and submit to HUD a HOME-ARP Allocation Plan, which describes how the HOME-ARP funds would be used for eligible activities.

As part of the City of New York’s Allocation Plan to receive its allocation of HOME-ARP funds, the City proposes that the New York City Housing Authority (NYCHA) as a subrecipient will use a portion of the City’s roughly \$270 million allocation to administer financial assistance, specifically supportive services through the payment of rental arrears, to individuals or families occupying public housing owned by NYCHA. The U.S. Department of Housing and Urban Development (HUD) has identified that such proposed use of funds poses an organizational conflict of interest under Section VII.H.2 of the HOME-ARP Notice, which specifies that a subrecipient may not administer financial assistance, including rental payments, with respect to individuals or families occupying housing owned by the subrecipient, nor may it condition supportive services on an individual’s or family’s occupancy of a housing unit owned by the subrecipient. See CPD-21-10: Requirements for the Use of Funds in the HOME-American Rescue Plan Program, issued September 13, 2021 (the “HOME-ARP Notice”), Section VII.H.2. HUD guidance provides that Public Housing Authorities (“PHAs”) may not forgive or reduce rental arrears with public housing operating or capital funds, which by regulation are not calculated to make up for arrears or shortfalls in rent. HUD instead encourages PHAs to partner with localities and other partners to aid families in need of assistance. In keeping with such guidance, NYCHA and the City have sought HOME-ARP assistance in order to provide rental arrears relief to eligible families.

The payments administered by NYCHA under HOME-ARP will reduce families’ past due rent by the amount of the payment, and will therefore provide needed relief to NYCHA’s families in arrears. However, any such assistance to reduce families’ past due rent will also be funds that NYCHA directs to itself because NYCHA is the housing provider to whom such past rent is due. Because this provision of HOME-ARP assistance involves NYCHA administering payments to itself to reduce the amounts due from NYCHA’s public housing tenants, HUD has identified that it is the type of assistance that is prohibited under Section VII.H.2, absent an exception granted by HUD.

Pursuant to the HOME-ARP Notice, a HOME-ARP participating jurisdiction may request from HUD an exception to an organizational conflict of interest, provided that the jurisdiction provides, among other things, written disclosure of the nature of the conflict. See HOME-ARP Notice, Section VII.H.4. The City intends to make such a request for an exception to HUD, and pursuant to that request is making this public disclosure.

The public is invited to comment upon the potential conflict of interest posed by NYCHA administering supportive services through the payment of rental arrears to individuals or families occupying public housing owned by NYCHA. Persons wishing to respond are asked to submit their written comments to the Department of Housing Preservation and Development HOME ARP Team at homearp@hpd.nyc.gov.

The 5-business day Public Comment Period on the Conflict of Interest Public Disclosure is scheduled from **November 3rd, 2023 - November 9th, 2023**.

To learn more about NYC Department of Housing Preservation and Development please visit us at <http://www.nyc.gov/hpd>.

The City of New York: Eric Adams, Mayor
Dan Steinberg, Director, Mayor’s Office of Operations
Adolfo Carrión, Commissioner, NYC Department of Housing Preservation and Development
Date: November 2nd, 2023



Housing Preservation & Development

NOTICES LEGAL NOTICES

Crown Castle is proposing to install a 34-foot telecommunications utility structure located within the public right of way at the southeast corner of the intersection of Gold St and Plymouth St, Brooklyn, Kings County, NY 11201 (40 42 12.83 N/ 73 58 57.34 W). The facility is not expected to be FAA lighted. Crown Castle invites comments from any interested party on the impact of the proposed action on any districts, sites, buildings, structures or objects significant in American history, archaeology, engineering or culture that are listed or determined eligible for listing in the National Register of Historic Places and/or specific reason the proposed action may have a significant impact on the quality of the human environment. Specific information regarding the project is available by contacting Monica Gambino at 724-416-2516 during normal business hours. Comments must be received at 1500 Corporate Drive, Canonsburg, PA 15317, ATTN: Monica Gambino or via telephone at 724-416-2516 within 30 days of the date of this notice. (Ref. EBI Project # 6123007360)

Crown Castle is proposing to install a 34-foot replacement light pole telecommunications structure located within the public right of way at the intersection of 1st Avenue and E 18th Street, Manhattan, New York County, NY 10009 (40 44 01.8636 N/ 73 58 50.1672 W). The facility is not expected to be FAA lighted. Crown Castle invites comments from any interested party on the impact of the proposed action on any districts, sites, buildings, structures or objects significant in American history, archaeology, engineering or culture that are listed or determined eligible for listing in the National Register of Historic Places and/or specific reason the proposed action may have a significant impact on the quality of the human environment. Specific information regarding the project is available by contacting Monica Gambino at 724-416-2516 during normal business hours. Comments must be received at 1500 Corporate Drive, Canonsburg, PA 15317, ATTN: Monica Gambino or via telephone at 724-416-2516 within 30 days of the date of this notice. (Ref. EBI Project #6123007362)

- CAREERS
- CAREER TRAINING
- BUSINESS OPPORTUNITIES
- FINANCIAL SERVICES
- REAL ESTATE SERVICES
- MERCHANDISE FOR SALE
- PETS
- LEGAL & PUBLIC NOTICE

PLACE AN AD

Email: clloyd@nypost.com

We Accept

Visa, Mastercard,
American Express,
checks and money orders

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.

NOTICES

LEGAL NOTICES

NOTICE OF FORMATION OF A LIMITED LIABILITY COMPANY

Notice of Formation of Buffalo’s Original Zeet. Articles of Organization filed with Secretary of State of NY (SSNY) on 2023-06-18. Office location: Erie County. SSNY designated as agent of Limited Liability Company (LLC) upon whom process against it may be served. SSNY should mail process to Buffalo’s Original Zeet: 190 Hamilton Drive Buffalo NY 14226. Purpose: Any lawful purpose

NOTICE OF FORMATION OF A LIMITED LIABILITY COMPANY

Notice of Formation of The Loaf, LLC. Articles of Organization filed with Secretary of State of NY (SSNY) on 2023-09-27. 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 Kristina Baumann: 1365 Kings Hwy P.O. Box 536 Sugar Loaf NY 10981. Purpose: Any lawful purpose

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 that certain Pledge and Security Agreement dated as of March 23, 2022 (the “**Pledge Agreement**”), executed and delivered by Lesmore Willis (the “**Pledgor**”), and in accordance with its rights as holder of the security, Lender List LLC (the “**Secured Party**”), by virtue of possession of that certain Share Certificate held in accordance with Article 8 of the Uniform Commercial Code of the State of New York (the “**Code**”) and by virtue of those certain UCC-1 Filing Statement made in favor of Secured Party, all in accordance with Article 9 of the Code, Secured Party will offer for sale, at public auction, (i) all of Pledgor’s right, title, and interest in and to the following: Maverley Investor Group LLC (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) 133 Ford Street, Brooklyn, New York; (ii) 378 Rochester Avenue, Brooklyn, New York; (iii) 1017 East New York Avenue, Brooklyn New York (collectively, the “**Property**”), Maltz Auctions (“**Maltz**”), under the direction of Richard B. Maltz or David A. Constantino (the “**Auctioneer**”), will conduct a public sale consisting of the Collateral (as set forth in Schedule A below), via zoom bidding, on **November 16, 2023 at 11:00am**, in satisfaction of an indebtedness in the approximate amount of **\$2,600,000.00**, including principal plus interest, and reasonable fees and costs, plus default interest through November 16, 2023, subject to open charges and all additional costs, fees and disbursements permitted by law. Pre-qualified bidders shall be invited to participate in the virtual auction to occur via zoom. **Bidder Qualification Deadline:** November 15, 2023 by 4:00 pm. Executed Terms & Conditions of Sale along with \$260,000.00 (to be submitted via wire transfer) are required for consideration by any interested party and submitted directly to Valley Law PLLC, as attorneys. Requests for wiring instructions should be sent to evalley@valleylaw.com.

SCHEDULE A

Pledged Interest

PLEDGOR

Lesmore Willis

ISSUER

Maverley Investor Group LLC,
a New York limited liability company

INTERESTS PLEDGED

100% membership interest

The UCC1 was filed on April 8, 2022 with the Secretary of State of the State of New York under the Filing No. #202204080148307.

Valley Law PLLC

Attn: J Erick R. Valley, Esq.
Attorneys for Secured Party
6851 Jericho Turnpike - Suite 105
Syosset, New York 11791
Tel: (516) 386-3900