

SUPREME COURT THE STATE OF NEW YORK:
COUNTY OF NEW YORK

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U.S. BANK NATIONAL ASSOCIATION, AS
TRUSTEE FOR STRUCTURED ASSET
INVESTMENT LOAN TRUST MORTGAGE
PASS-THROUGH CERTIFICATES, SERIES
2006-BNC3,

Index No: 850124/2015

NOTICE OF SALE

Plaintiff.

-against-

MAY Q. MANGOSING; MQM COPRP; THE
VANDERBILT CONDOMINIUM, BY IT'S
BOARD OF MANAGERS,

Defendants.

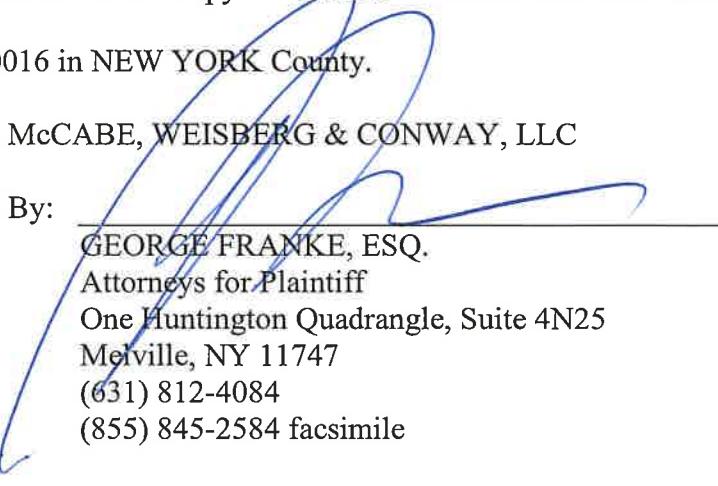
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TAKE NOTICE that the within is a true copy of a Notice of Sale for 235 East 40th
Street, Apt 11F, New York, New York 10016 in NEW YORK County.

Dated: December 24, 2025
Melville, NY

McCABE, WEISBERG & CONWAY, LLC

By:


GEORGE FRANKE, ESQ.
Attorneys for Plaintiff
One Huntington Quadrangle, Suite 4N25
Melville, NY 11747
(631) 812-4084
(855) 845-2584 facsimile

To:
MAY Q. MANGOSING
14 WARD LANE
SPRING VALLEY, NY 10977

MAY Q. MANGOSING
235 EAST 40TH STREET #11F
NEW YORK, NY 10016

GANFER & SHORE, LLP
360 LEXINGTON AVENUE

NEW YORK, NY 10017

ATTORNEY FOR DEFENDANT THE VANDERBILT CONDOMINIUM,
BY ITS BOARD OF MANAGERS REFERRED TO HEREIN AS "THE VANDERBILT

SCOTT E. STRONG, ESQ.
ATTORNEY FOR NAZLINDAAHMAD, LLC
321 EAST 43RD STREET
NEW YORK, NY 10017
VIA NYSCEF

Bruce N. Lederman, Esq., Referee
747 3rd Ave., Floor 23
New York, New York 10017

NOTICE OF SALE
SUPREME COURT - COUNTY OF NEW YORK

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET INVESTMENT LOAN TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-BNC3

Plaintiff,

Against

MAY Q. MANGOSING; et al

Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale, duly entered 03/13/2025, I, the undersigned Referee, will sell at public auction, in Room 130 at 60 Centre Street, New York, NY 10007 on 2/4/2026 at 2:15PM, premises known as 240 East 41st Street a/k/a 235 East 40th Street, New York, New York and described as follows:

ALL that certain plot piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Residential Unit (The "Unit") known as Unit No. 11F in the premises known as the Vanderbilt Condominium and by the street number 240 East 41st Street and 235 East 40th Street, Borough of Manhattan, City, County and State of New York, said Unit being designated and described as Unit No. 11F in the Declaration. Together with an undivided .210026% interest in the general common elements.

Block 1314 Lot 1096 Unit 11F.

The approximate amount of the current Judgment lien is \$1,281,897.89 plus interest and costs. The Premises will be sold subject to provisions of the aforesaid Judgment of Foreclosure and Sale; Index # 850124/2015

Bruce N. Lederman, Esq., Referee. – Please note: Referee does NOT accept cash.
MCCABE, WEISBERG & CONWAY, LLC, 10 Midland Avenue, Suite 205, Port Chester, NY 10573

Dated: 12/4/2025 File Number: 19-300840 CA

SUPREME COURT OF THE STATE OF NEW YORK:
COUNTY OF NEW YORK

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U.S. BANK NATIONAL ASSOCIATION, AS
TRUSTEE FOR STRUCTURED ASSET
INVESTMENT LOAN TRUST MORTGAGE PASS-
THROUGH CERTIFICATES, SERIES 2006-BNC3,

INDEX NO: 850124/2015

Plaintiff,

AFFIRMATION OF SERVICE

-against-

MAY Q. MANGOSING; MQM COPRP; THE
VANDERBILT CONDOMINIUM, BY IT'S BOARD
OF MANAGERS,

Defendant.

-----X

STATE OF NEW YORK
COUNTY OF SUFFOLK

I, Christina Hussey affirm this 20th day of December 2025, under the penalties of perjury,
under the laws of New York State, which may include a fine or imprisonment, that the foregoing is
true and correct, and I understand that this document may be filed in an action or proceeding in a
court of law.

I am over the age of eighteen years and am not a party herein, that I maintain my place of
employment in Suffolk County and that on December 30, 2025 I caused a copy of the enclosed
Notice of Sale to go into the mail by placing said motion with the mailroom of McCabe, Weisberg
& Conway, LLC, who, in their normal course of duties, placed the motion and exhibits in a properly
sealed envelope, with proper postage, for first class U.S. Mail delivery to the addresses below:

MAY Q. MANGOSING
14 WARD LANE
SPRING VALLEY, NY 10977

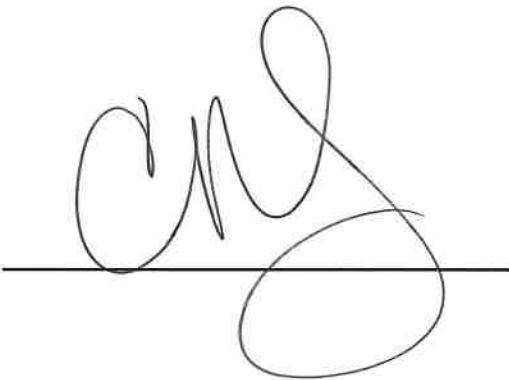
MAY Q. MANGOSING
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321 EAST 43RD STREET
NEW YORK, NY 10017
VIA NYSCEF

Bruce N. Lederman, Esq., Referee
747 3rd Ave., Floor 23
New York, New York 10017

Dated: December 30, 2025

A handwritten signature in black ink, appearing to read "BL", is placed above a horizontal line.

Index No. 850124/2015

**SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF NEW YORK**

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR
STRUCTURED ASSET INVESTMENT LOAN TRUST
MORTGAGE PASS-THROUGH CERTIFICATES, SERIES
2006-BNC3,

PLAINTIFF,

-AGAINST-

MAY Q. MANGOSING; MQM COPRP; THE VANDERBILT
CONDOMINIUM, BY IT'S BOARD OF MANAGERS,

DEFENDANTS.

NOTICE OF SALE

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