

NOTICE OF FORECLOSURE SALE FOR REAL PROPERTY

SUPREME COURT – STATE OF NEW YORK, COUNTY OF NEW YORK

SCOPE LEASING, INC., Plaintiff -against- **EILEEN M. PATRICK**, et al Defendant(s). Pursuant to that certain Order of Judgment dated May 2, 2025 and entered on July 31, 2025 (“Judgment”), I, the undersigned Referee will sell at public auction in Room 130, or such other location within the Courthouse as may be designated, of the New York County Courthouse (“Courthouse”), 60 Centre Street, New York, New York 10007 on November 19th, 2025 at 2:15 p.m., prevailing Eastern Time, that certain premises situate, lying and being in the Borough of Manhattan, City, County and State of New York, bounded and described as follows: BEGINNING at a point on the southerly side of 87th Street, distant 170 feet northwesterly from the corner formed by the intersection of the southerly side of 87th Street with the westerly side of Avenue A, which point is opposite the Centre of a party wall; being a plot 100 feet 8 1/2 inches by 20 feet by 100 feet 8 1/2 inches by 20 feet. Block: 1566 Lot: 131 (“Premises”).

Said premises is known as and located at 438 EAST 87TH STREET, NEW YORK, NEW YORK 10128. The approximate amount of the lien is \$8,849,991.69, plus default interest & costs thereon from and after May 2, 2025.

Premises will be sold subject to provisions of the filed Judgment and forthcoming terms of sale.

Index Number 652871/2024.

KEITH M. BRANDOFINO, ESQ., Court Appointed Referee

Baker & Hostetler, LLP

Attorney(s) for Plaintiff

45 Rockefeller Plaza,

New York, New York 10111