

NOTICE OF SALE

SUPREME COURT COUNTY OF NEW YORK, WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VERUS SECURITIZATION TRUST 2020-NPL, Plaintiff, vs. 140 WEST 121, LLC, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale and Decision + Order On Motion duly entered on October 24, 2022 and a Decision + Order on Motion duly entered on September 5, 2025, I, the undersigned Referee will sell at public auction at Room 130 of the New York County Courthouse, 60 Centre Street, New York, NY 10007 on November 12, 2025 at 2:15 p.m., premises known as 140 West 121st Street, New York, NY 10027. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Manhattan, County of New York, City and State of New York, Block 1905 and Lot 51. Approximate amount of judgment is \$3,284,829.76 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #850171/2021.

Roberta Ashkin, Esq, Referee

Friedman Vartolo LLP, 85 Broad Street, Suite 501, New York, New York 10004, Attorneys for Plaintiff. Firm File No.: 250784-1