

REFEREE'S NOTICE OF SALE IN FORECLOSURE**SUPREME COURT - COUNTY OF NEW YORK**

APSEC RESOLUTION, LLC, A DELAWARE LIMITED LIABILITY COMPANY, Plaintiff - against - WEST 21ST ASSOCIATES LLC, et al Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale entered on March 4, 2025. I, the undersigned Referee will sell at public auction in Room 130 of the New York County Courthouse located at 60 Centre Street, New York, New York 10007 on the 6th day of August, 2025 at 2:15 PM. All that certain plot, piece or parcel of land, situate, lying and being in the Borough of Manhattan, County of New York, City and State of New York.

Premises known as 34 West 21st Street, New York, NY 10010.

(Block: 822, Lot: 59)

Approximate amount of lien \$8,820,122.46 plus interest and costs.

Premises will be sold subject to provisions of filed judgment and terms of sale.

Index No. 850497/2023. Jeffrey Robert Miller, Esq., Referee.

McCalla Raymer Leibert Pierce, LLC

Attorney(s) for Plaintiff

420 Lexington Avenue, Suite 840

New York, NY 10170

Tel. 347/286-7409

Dated: March 20, 2025

During the COVID-19 health emergency, bidders are required to comply with all governmental health requirements in effect at the time of sale including but not limited to, wearing face coverings and maintaining social distancing (at least 6-feet apart) during the auction, while tendering deposit and at any subsequent closing. Bidders are also required to comply with the Foreclosure Auction Rules and COVID-19 Health Emergency Rules issued by the Supreme Court of this County in addition to the conditions set forth in the Terms of Sale.