

NOTICE OF SALE

SUPREME COURT. NEW YORK COUNTY. FLUSHING BANK, Pltf. vs. GACH, LLC A/K/A PBAK LLC, et al Deft. Index #850038/2024. Pursuant to judgment of foreclosure and sale entered April 25, 2025, I will sell at public auction in Room 130 of the New York County Courthouse, 60 Centre Street, New York, NY on August 20, 2025 at 2:15 p.m. prem. k/a 43 East 25th Street, Unit C6, New York, NY 10016 a/k/a Block 855, Lot 1007. The Unit known as Unit No. C6 in the Building known as The Stanford, located at 43-51 East 25th Street in the Borough of Manhattan, County of New York, City and State of New York and also designated and described as Unit No. C6 in the Declaration establishing the Standford (hereinafter called the "Property"), made under the Condominium Act of the State of New York as amended (Article 9-B of the Real Property Law of the State of New York dated March 31, 1986 and recorded in the New York County Office of the Register of the City of New York on May 5, 1986 in Reel 1058 Page 1675 as amended by Amendment to Declaration dated August 8, 1986 and recorded September 5, 1986 in Reel 1113 Page 464 and further amended by Second Amendment dated June 22, 1987 and recorded July 20, 1987 in Reel 12362 Page 1345 and further amended Third Amendment dated October 15, 1987 and recorded December 8, 1987 in Reel 1328 Page 2003 and by Fourth Amendment dated June 13, 1988 and recorded June 17, 1988 in Reel 1418 Page 442). Which Unit is also designated as Tax Lot No. 1007 in Block 866 of Section 3 on the Floor Plans of the Building, certified by Liebman, Liebman Associates, P.C. on the 23rd day of April 1986 and filed simultaneously with said Declaration in the said Office of the Register of the City of New York, County of New York as Map No. 4454. Together with an undivided 3.2788% percent interest in the Common Elements of the Condominium. Approximate amount of judgment is \$1,188,476.36 plus cost and interest. Sold subject to terms and conditions of filed judgment and terms of sale. JERRY MEROLA, Referee. CERTILMAN BALIN ADLER & HYMAN, LLP Attys. for Pltf., 100 Motor Parkway, Ste. 560, Hauppauge, NY 11788. File No. 12914.0513- #102291