

NOTICE OF SALE

SUPREME COURT COUNTY OF NEW YORK, SIG CRE 2023 VENTURE LLC, Plaintiff, vs. RESIDENTIAL INDUSTRIES II LLC, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale and Decision + Order On Motion duly entered on May 23, 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 19, 2025 at 2:15 p.m., premises known as 531/535 West 159th Street (a/k/a 533 Rear West 159th Street), New York, NY 10032. 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 2118 and Lot 52 and Block 2118 and Lots 1001 and 1002, as well as all personal property of Borrower as identified in that certain Mortgage Consolidation, Modification, Security Agreement and Fixture Filing, dated as of November 2, 2018, and recorded on January 14, 2019 as CRFN 2019000014145, and excluding any funds held by Plaintiff in any reserve, escrow, or suspense fund, and excluding any funds held by Plaintiff in any cash management account. The approximate amount of judgment is \$17,017,288.80 plus interest and costs. Premises will be sold subject to the provisions of filed Judgment Index #850352/2024.

Sofia Balile, Esq., Referee

Polsinelli PC, Alina Levi, Esq., 600 Third Avenue, 42nd Floor, New York, New York 10016, Attorneys for Plaintiff