

**NOTICE OF SALE**

SUPREME COURT COUNTY OF NEW YORK, SMS FINANCIAL NYC34, LLC., Plaintiff, vs. 11 WEST 34TH STREET OWNER LLC., ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on June 23rd 2025, I, the undersigned Referee will sell at public auction at New York County, Supreme Court, Courtroom 130, 60 Centre Street, New York, NY 10007 on February 4, 2025 at 2:15 p.m., premises known as 11 West 34th Street, New York, New York 10001. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of New York, County of New York, City and State of New York, Block 836, Lot 25. Approximate amount of judgment is \$24,352,471.05 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index # 850106/2024. No cash deposit will be accepted.

Mark McKew, Esq., Referee

Richard J. Galati, Jr., ALSTON & BIRD LLP, 90 Park Avenue, New York, NY 10016, (212) 210-9400, Attorneys for Plaintiff