

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF NEW YORK-----X
OI DEBT VENTURES, LLC,

Plaintiff,

- against -

EMROD CONSTRUCTION & DEVELOPMENT CORP.,
ATANDA NURAINA, NEW YORK CITY DEPT. OF
FINANCE, and NEW YORK STATE DEPARTMENT OF
TAXATION & FINANCE,Defendants.
-----X**AMENDED
NOTICE OF SALE**

Index No.: 850483/2023

PLEASE TAKE NOTICE, pursuant to a Judgment of Foreclosure and Sale dated August 6, 2025, and entered herein on September 19, 2025, Paul Sklar, Esq., the Referee named in the judgment, will sell at public auction at the New York County Supreme Court, 60 Centre Street, Room 252, New York, New York 10007 on the 14th day of January, 2026 at 2:15 p.m., premises situate, lying and being in the Borough of Manhattan, County of New York, State of New York, commonly known as 49 Saint Nicholas Place, New York, New York, identified on the applicable tax map as Block 2067, Lot 131, as more particularly described in Schedule "A" annexed hereto. The approximate sum of the judgment lien is \$2,849,293.22, plus interest, costs, and attorneys' fees, together with any other advances as provided for in the note and mortgage, which plaintiff has made for taxes, insurance, principal and interest and any other changes due to prior mortgages, or to maintain the premises pending consummation of this foreclosure sale. Premises will be sold subject to the provisions of the filed judgment and terms of sale.

DRAKE LOEB^{LLC}

555 Hudson Valley Avenue, Suite 100, New Windsor, New York 12553

Phone: 845-561-0550

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Dated: New Windsor, New York
November 25, 2025

Yours, etc.,

DRAKE LOEB PLLC

By:



ALANA R. BARTLEY

Attorneys for Plaintiff

555 Hudson Valley Avenue Suite 100

New Windsor, New York 12553

Tel. No.: 845-561-0550

TO: EMROD CONSTRUCTION & DEVELOPMENT CORP.

c/o Atanda F. Nuraina
888 New York Avenue
Brooklyn, NY 11203

Dominic Sarna, Esq.
1527 Franklin Avenue, Suite 304
Mineola, NY 11501

NEW YORK CITY DEPT. OF FINANCE
100 Church Street
New York, New York 10007

NEW YORK STATE DEPARTMENT OF TAXATION & FINANCE
Building 9, Room 445
W.A Harriman Campus
Albany, New York 12227

Paul Sklar, Esq., *Referee*
551 5th Avenue, Suite 2200
New York, NY 10176

SCHEDULE A

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, City and State of New York, bounded and described as follows:

BEGINNING at a point on the Westerly side of St. Nicholas Place, distance 86 feet 11 inches Northerly from the corner formed by the intersection of the Northerly side of 152nd Street, with the Westerly side of St. Nicholas Place;

RUNNING THENCE Northwardly and along the Westerly side of St. Nicholas Place, 20 feet;

THENCE Westwardly and parallel with 152nd Street and part of the distance through the center of a party wall, 72 feet 4 inches;

THENCE Southwardly and parallel with St. Nicholas Place, 17 feet 5 inches;

THENCE Eastwardly and parallel with 152nd Street, 2 feet 4 $\frac{3}{4}$ inches;

THENCE Southwardly and again parallel with St. Nicholas Place, 2 feet 7 inches;

THENCE Eastwardly and again parallel with 152nd Street, and part of the distance through the center of another party wall, 69 feet 11 $\frac{1}{4}$ inches to the point or place of BEGINNING.