

NOTICE OF SALE SUPREME COURT NEW YORK COUNTY

GROVE FUNDING II TRUST, Plaintiff against

HAM TERR 42 LLC, et al Defendant(s)

Attorney for Plaintiff(s) McMichael Taylor Gray, LLC, 28 Corporate Drive, Suite 104, Halfmoon, NY 12065.

Pursuant to a Judgment of Foreclosure and Sale entered July 30, 2025, I will sell at public auction to the highest bidder at Motion Support Room 130 in the New York Supreme Court, 60 Centre Street, New York, New York 10007 on October 1, 2025 at 2:15 PM. Premises known as 45 Hamilton Terrance, New York, New York 10031. Block 2050 Lot 109. 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, City of New York. Approximate Amount of Judgment is \$1,106,051.11 plus interest, fees, and costs. Premises will be sold subject to provisions of filed Judgment Index No 850463/2024.

The foreclosure sale will be conducted in accordance with 1st Judicial District's Covid-19 Policies and foreclosure auction rules. The Referee shall enforce any rules in place regarding facial coverings and social distancing. Referee will only accept a certified bank check made payable to the referee.

Sofia Balile, Esq, Referee

File # 24-001559-02