

SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF NEW YORK

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CUSTOMERS BANK

Index No. 850170/2022

Plaintiff,

-against-

**NOTICE OF SALE**

517 WEST PROPERTIES, LLC, 570 WEST PROPERTIES LLC, ALLEN STEIN, LEOPOLD SCHWIMMER, NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE, NEW YORK CITY DEPARTMENT OF FINANCE, APPROVED OIL CO., DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT, NEW YORK CITY ENVIRONMENTAL CONTROL BOARD, JOHN DOES 1-10 and JANE DOES 1-10,

Defendants.

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Pursuant to a Consent Judgment of Foreclosure and Sale (the “Judgment”) dated October 4, 2024, and entered on October 4, 2024, in the above entitled action, I, the undersigned Referee will sell at public auction at the New York County Supreme Court, located at 60 Centre Street, Room 130, New York, New York 10007, on **September 17, 2025 at 2:15 P.M.**, (the “Foreclosure Auction”) premises known as: (i) 517 West 180th Street, New York, New York 10033 (Block: 2152; Lot: 89) (the “517 West Property”) and (ii) 570 West 182nd Street, New York, New York 10033 (Block: 2154; Lot: 8) (the “570 West Property” and together with the 517 West Property, collectively, the “Property”) as described in Schedule “A” annexed hereto.

As of the date of the Judgment, the approximate amount of the lien is \$14,084,840.28, plus accrued interest and costs. The Property will be sold subject to the provisions of the filed Judgment and terms of sale.

Peter Alden Axelrod, Esq., Referee



Kriss & Feuerstein LLP  
*Attorneys for SBB 23 NYC 1 LLC,*  
*Successor-in-Interest to Plaintiff*  
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SCHEDULE A

## 517 West 180th Street

ALL that certain plot, piece or parcel of land, situate, lying and being in the City of New York, County of New York, State of New York, bounded and described as follows:

BEGINNING at a point on the northerly side of West 180th Street, distant 170 feet easterly from the corner formed by the intersection of said northerly side of West 180th Street with the easterly side of Audubon Avenue;

RUNNING THENCE northerly parallel with Audubon Avenue and part of the distance through a party wall, 100 feet;

THENCE easterly parallel with West 180th Street, 50 feet;

THENCE southerly parallel with Audubon Avenue, 100 feet to the northerly side of West 180th Street;

THENCE westerly along the northerly side of West 180th Street, 50 feet to the point or place of BEGINNING.

TOGETHER with all right, title and interest of, in and to any streets and roads abutting the above described premises.

SAID PREMISES being known as and by the street number 517 West 180th Street, New York, NY 10033.

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## 570 West 182nd Street

ALL that certain plot, piece or parcel of land, situate, lying and being in the City of New York, County of New York, State of New York, bounded and described as follows:

BEGINNING at a point on the southerly side of West 182nd Street, distant 100 feet easterly from the corner formed by the intersection of the southerly side of West 182nd Street with the easterly side of St. Nicholas Avenue;

RUNNING THENCE southerly parallel with St. Nicholas Avenue, 70 feet;

THENCE easterly parallel with West 182nd Street, 75 feet;

THENCE northerly again parallel with St. Nicholas Avenue, 70 feet to the said southerly side of West 182nd Street; and

THENCE westerly along the same 75 feet to the point or place of BEGINNING.

TOGETHER with all right, title and interest of, in and to any streets and roads abutting the above described premises.

SAID PREMISES being known as and by the street number 570 West 182nd Street, New York, NY 10033.

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