

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF QUEENS

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RKO FLUSHING DEVELOPMENT LLC,

Index No. 714953/2023

Plaintiff,

-against-

NOTICE OF SALE

QUEENS THEATER OWNER LLC, XIN DEVELOPMENT GROUP INTERNATIONAL, INC., NEW YORK CITY BUREAU OF HIGHWAY OPERATIONS and "JOHN DOE #1 through JOHN DOE #12", the last twelve names being fictitious and unknown to Plaintiff, the persons or parties intended being the tenants, occupants, persons or corporations, if any, having or claiming an interest upon the premises described in the Complaint,

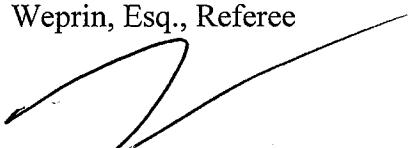
Defendants.

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Pursuant to the Consent Judgment of Foreclosure and Sale (the "Consent JFS") dated June 14, 2024, and entered on June 21, 2024, the Order Extending Time in Which to Hold a Foreclosure Sale dated May 8, 2025, and entered on May 12, 2025, (the "Extension Order") and together with the Consent JFS, collectively, the "Judgment"), in the above entitled action, I, the undersigned Referee will sell at public auction at the Queens County Supreme Court, located at 88-11 Sutphin Boulevard, Jamaica, New York 11435, in Courtroom 25 on **January 23, 2026 at 11:00 A.M.**, (the "Foreclosure Auction") premises known as 135-35 Northern Boulevard, Flushing, New York 11354 (Block: 4958, Lot: 38) (the "Property") and described in Schedule "A" annexed hereto.

As of the date of the Judgment, the approximate amount of the lien is \$41,204,250.00, plus accrued interest and costs. Premises will be sold subject to the provisions of the filed Judgment and terms of sale.

David I. Weprin, Esq., Referee


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SCHEDULE A

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

BEGINNING at a point on the northerly side of Northern Boulevard, formerly known as Broadway, distant 53.71 feet westerly from the corner formed by the intersection of the said northerly side of Northern Boulevard with the westerly side of Farrington Street;

RUNNING THENCE in a northerly direction along a line forming an interior angle of 82 degrees 57 minutes 40 seconds with the northerly side of Northern Boulevard, 118.16 feet;

THENCE westerly on a line forming an interior angle of 93 degrees 51 minutes 19 seconds with the last mentioned course, 17.08 feet;

THENCE northerly on a line forming an exterior angle of 93 degrees 47 minutes 55 seconds with the last mentioned course, 30.37 feet;

THENCE easterly at right angles to the westerly side of Farrington Street and part of the distance through a party wall, 80.66 feet;

THENCE northerly along the westerly side of Farrington Street, 15.66 feet;

THENCE westerly at right angles to the westerly side of Farrington Street and part of the distance through a party wall, 81.70 feet;

THENCE northerly on a line forming an exterior angle of 93 degrees 47 minutes 55 seconds with the last mentioned course, 112.92 feet;

THENCE westerly on a line forming an interior angle of 93 degrees 47 minutes 55 seconds with the last mentioned course, 41.07 feet;

THENCE still westerly on a line forming an interior angle of 186 degrees 17 minutes 40 seconds with the last mentioned course, 60.11 feet;

THENCE still westerly on a line forming an interior angle of 178 degrees 40 minutes 55 seconds with the last mentioned course, 40.09 feet;

THENCE southerly along a line which forms an interior angle of 81 degrees 18 minutes 44 seconds with the last mentioned course, 278.38 feet to the northerly side of Northern Boulevard;

THENCE easterly along the said northerly side of Northern Boulevard, 158.54 feet to the point or place of BEGINNING.