

NOTICE OF SALE

SECOND AVE NYC HOLDINGS LLC, Plaintiff v. 75 SECOND AVENUE LLC, NEJATOLLAH SASSOUNI, SUSAN SASSOUNI, NAMDAR EAST VILLAGE HOLDINGS LLC, THE CITY OF NEW YORK ENVIRONMENTAL CONTROL BOARD, THE CITY OF NEW YORK, CRIMINAL COURT OF THE CITY OF NEW YORK, Defendants, Index No. 850621/2023. Pursuant to a Judgment of Foreclosure and Sale and Decision and Order on Motion Decision dated July 15, 2025, was duly entered in the above-entitled action and filed in the Office of the New York County Clerk on September 4, 2025. (the "Judgment"), I the undersigned Referee in said Judgment named, will sell at public auction to the highest bidder at Room 130 of the Courthouse, located at 60 Centre Street, New York, New York, the premises directed by said Judgment to be sold. The premises will be offered for sale, as one parcel, on Wednesday, November 5, 2025 at 2:15 p.m. The premises therein described are located at 75 Second Avenue, New York, New York 10003, also designated as Block 460, Lot 39 as shown on the Tax Map of the City of New York, County of New York, together with the buildings, improvements, fixtures, machinery, equipment, personalty and other rights or interests of any kind or nature located thereon, and more particularly described in the Judgment.

The premises will be sold subject to the provisions of the filed Judgment, Index No. 850621/2023, and the Terms of Sale, all of which are available from plaintiff's counsel upon request.

The approximate amount of the Judgment, for the property referred to therein, is \$3,111,322,76, plus interest and costs, as provided in the Judgment. The successful bidder will be required to deposit 10% of the bid by certified or official bank check, unendorsed, made payable to the Referee.

Elaine Shay, Esq., Referee (212) 520-2690

Herrick, Feinstein LLP, Attorneys for Plaintiff, Two Park Avenue, New York, New York 10016, (212) 592-1461, Attention: Avery S. Mehlman, Esq.

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF NEW YORK-----X
SECOND AVE NYC HOLDINGS LLC,

Plaintiff,

-against-

75 SECOND AVENUE LLC, NEJATOLLAH
SASSOUNI, SUSAN SASSOUNI, NAMDAR EAST
VILLAGE HOLDINGS LLC, THE CITY OF NEW
YORK ENVIRONMENTAL CONTROL BOARD, THE
CITY OF NEW YORK, CRIMINAL COURT OF THE
CITY OF NEW YORK,Defendants.
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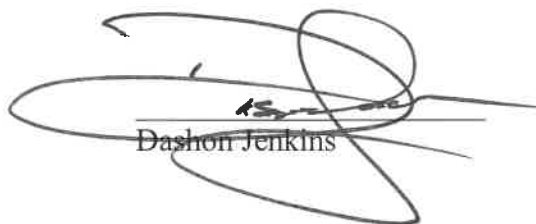
: Index No. 850621/2023

: **AFFIDAVIT OF SERVICE**STATE OF NEW YORK)
) SS.:
COUNTY OF NEW YORK)*Dashon Jenkins*, being duly sworn, deposes and says:That deponent is not a party to the action, is over eighteen years of age and resides at
*Essex County, New Jersey.*That on this day September 22, 2025, deponent served the within **Notice of Sale** on:

75 SECOND AVENUE LLC 17 Martin Court Kings Point, NY 11024 (via first class mail)	NEJATOLLAH SASSOUNI 17 Martin Court Kings Point, NY 11024 (via first class mail)
SUSAN SASSOUNI 17 Martin Court Kings Point, NY 11024 (via first class mail)	Namdar East Village Holdings LLC 150 Great Neck Road, Suite 304 Great Neck, NY 11021 (via first class mail)
Elaine Shay, Esq. 880 Third Avenue, Fifth Floor New York, New York 10022 Court-Appointed Referee (via first class mail)	NYC Environmental Control Board 100 Church Street, 4th Floor New York, NY 10007 (via first class mail)

THE CITY OF NEW YORK 100 Church Street, 4th Floor New York, NY 10007 (via first class mail)	
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the address designated for that purpose by depositing a true copy of same enclosed in a post-paid properly addressed wrapper, in an official depository under the exclusive care and custody of the United States Postal Service within New York State.


Dashon Jenkins

Sworn to before me this
22nd of September 2025


Notary Public

REDON SHEHAJ
Notary Public, State of New York
No. 01SH6421669
Qualified in Richmond County
My Commission Expires September 7, 2020