

NOTICE OF SALE

SUPREME COURT COUNTY OF NEW YORK, SIG CRE 2023 VENTURE LLC, Plaintiff, vs. THOR 195 BOWERY LLC, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale and Decision + Order On Motion duly entered on June 4, 2025, I, the undersigned Referee will sell at public auction at Room 130 of the New York County Courthouse, 60 Centre Street, New York, NY 10007 on September 10, 2025 at 2:15 p.m., premises known as 195 Bowery a/k/a 161 Chrystie Street, Unit No. 1B, New York, NY 10002. 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 of New York, City and State of New York, Block 425 and Lot 1003 together with an undivided 4.85 percent interest in the Common Elements, as well as all personal property of Borrower as identified in that certain Mortgage Modification, Security Agreement and Fixture Filing, dated as of July 17, 2018, and recorded on August 17, 2018 as CRFN 2018000277146, and excluding any funds held by Plaintiff in any reserve, escrow, or suspense fund, and excluding any funds held by Plaintiff in any cash management account. Approximate amount of judgment is \$2,823,643.08 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #850464/2024.

Jason Paul Sackoor, Esq., Referee

Polsinelli PC, Alina Levi, Esq., 600 Third Avenue, 42nd Floor, New York, New York 10016, Attorneys for Plaintiff