

NOTICE OF SALE

SUPREME COURT COUNTY OF NEW YORK, THE BOARD OF MANAGERS OF THE
PALADIN CONDOMINIUM, Plaintiff, vs. GARBIS DOGRAMACIYAN AND JULYA
DOGRAMACIYAN, Defendants.

Pursuant to an Order Confirming Referee's Report and Judgment of Foreclosure and Sale dated August 11, 2025, and duly entered on August 12, 2025, the undersigned Referee will sell at public auction at Room 252 of the New York County Courthouse, 60 Centre Street, New York, New York 10007 on December 3, 2025, at 2:15pm, all that certain plot, piece or parcel of land, with the building and improvements thereon erected, situate, lying and being in the Borough of Manhattan, County of New York, City and State of New York, and known and described as Unit 2204 in the condominium known as "Paladin Condominium," Block 1436 and Lot 1088, together with an undivided 1.246% interest in the Common Elements, at the premises located at 300 East 62nd Street, New York, New York 10065. Approximate judgment amount is \$121,695.60 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index No. 654658/2022.

Allison M. Furman, Esq., Referee

Tane Waterman & Wurtzel, PC, 120 Broadway, Suite 948, New York, New York 10271,
Attorneys for Plaintiff

Dated: October 28, 2025