

NOTICE OF SALE

SUPREME COURT COUNTY OF NEW YORK, BANK OF AMERICA, NATIONAL ASSOCIATION AS SUCCESSOR MERGER TO LASALLE BANK NATIONAL ASSOCIATION AS TRUSTEE FOR WAMU 2005-AR7, Plaintiff, vs. NICHOLAS J. SANDS A/K/A NICHOLAS SANDS, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale and Decision + Order On Motion duly entered on April 23, 2025, I, the undersigned Referee will sell at public auction in Room 252 of the New York County Courthouse, 60 Centre Street, New York, NY 10007 on January 21, 2026 at 2:15 p.m., premises known as 30 East 76th Street, Unit# 7B, a/k/a 971/973 Madison Avenue, Unit# 7B, New York, NY 10021. 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 1390 and Lot 1101 together with an undivided 3.639 percent interest in the Common Elements. Approximate amount of judgment is \$1,300,211.64 plus interest and costs. Premises will be sold subject to the provisions of filed Judgment Index #810068/2010.

Stephen Markman, Esq., Referee

Eckert Seamans Cherin & Mellott, LLC, 10 Bank Street, Suite 700, White Plains, New York 10606, Attorneys for Plaintiff