

NOTICE OF SALE

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, ON BEHALF OF THE REGISTERED HOLDERS OF CITIGROUP COMMERCIAL MORTGAGE SECURITIES, INC., COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2014-GC19, BY AND THROUGH ITS SPECIAL SERVICER, LNR PARTNERS, LLC, Plaintiff v. 136 WEST 34TH ST. ASSOCIATES, L.P., JACK DUSHEY, DAVID DUSHEY, ENVIRONMENTAL CONTROL BOARD OF THE CITY OF NEW YORK, THE CITY OF NEW YORK, and PEOPLE OF THE STATE OF NEW YORK, Defendants, Index No. 850158/2024. Pursuant to a Judgment of Foreclosure and Sale + Decision and Order on Motion dated June 6, 2025, and duly entered in the above-entitled action and filed in the Office of the New York County Clerk on August 1, 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, October 1, 2025 at 2:15 p.m. The premises therein described are located at 136-138 West 34th Street, New York, New York 10001, also designated as Block 809, Lots 65 and 66, 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. 850158/2024, 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 \$24,979,195.65, 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: Scott T. Tross, Esq.

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF NEW YORK

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 U.S. BANK NATIONAL ASSOCIATION, AS :
 TRUSTEE, ON BEHALF OF THE REGISTERED :
 HOLDERS OF CITIGROUP COMMERCIAL :
 MORTGAGE SECURITIES, INC., :
 COMMERCIAL MORTGAGE PASS-THROUGH :
 CERTIFICATES, SERIES 2014-GC19, BY AND :
 THROUGH ITS SPECIAL SERVICER, LNR :
 PARTNERS, LLC, :

Index No. 850158/2024

Plaintiff,

- against -

136 WEST 34TH ST. ASSOCIATES, L.P., JACK :
 DUSHEY, DAVID DUSHEY, :
 ENVIRONMENTAL CONTROL BOARD OF :
 THE CITY OF NEW YORK, THE CITY OF NEW :
 YORK, and PEOPLE OF THE STATE OF NEW :
 YORK, :

Defendants.

AFFIDAVIT OF SERVICE
OF NOTICE OF SALE

-----X
 STATE OF NEW YORK)
) SS.:
 COUNTY OF NEW YORK)

Derick Nedd, being duly sworn, deposes and says:

That deponent is not a party to the action, is over eighteen years of age and resides at

*Kings County, New York.*That on this day August 27, 2025, deponent served the within **Notice of Sale** on:

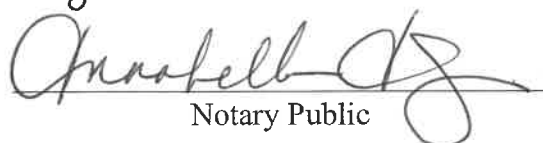
136 WEST 34TH ST. ASSOCIATES, L.P. c/o Jenel Management 275 Madison Avenue New York, New York 10016	JACK DUSHEY 870 United Nations Plaza New York, New York 10017
DAVID DUSHEY 1020 Park Avenue New York, New York 10028	ENVIRONMENTAL CONTROL BOARD OF THE CITY OF NEW YORK c/o Corporation Counsel 100 Church Street New York, New York 10007

THE CITY OF NEW YORK c/o Corporation Counsel 100 Church Street New York, New York 10007	PEOPLE OF THE STATE OF NEW YORK c/o Attorney General's Office 28 Liberty Street, 16 th floor New York, New York 10005
Elaine Shay, Esq. 800 3 rd Avenue, Suite 2800 New York, NY 10022 <i>Court-appointed Referee</i>	

the address designated by said attorneys 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.


Derick Nedd

Sworn to before me this
August 27, 2025


Notary Public

ANNABELLA A. CRUZ
Notary Public, State of New York
No. 01CR0001291
Qualified in Westchester County
Commission Expires February 10, 2027