

NOTICE OF SALE

SUPREME COURT COUNTY OF RICHMOND, FLUSHING BANK, Plaintiff, vs. THE CREATIVE WAY LLC, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on October 29, 2025, I, the undersigned Referee will sell at public auction at the Richmond County Courthouse, Courtroom 112, 18 Richmond Terrace, Staten Island, NY 10301 on December 4, 2025 at 10:00 a.m., premises known as 275 Walker Street a/k/a 275/279 Walker Street, Richmond, NY 10303. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Staten Island, County of Richmond, City and State of New York, Block 1155 and Lot 10. Approximate amount of judgment is \$716,940.00 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #151554/2024.

Christopher Otterbeck, Esq., Referee

Moritt Hock & Hamroff LLP, 400 Garden City Plaza, Garden City, New York 11530, Attorneys for Plaintiff