

NOTICE OF SALE

SUPREME COURT COUNTY OF NEW YORK, TUEBOR REIT SUB LLC, Plaintiff, vs. 2338 SECOND AVENUE MAZAL LLC, ET AL., Defendant(s).

Pursuant to an Amended Judgment of Foreclosure and Sale duly entered on November 25, 2025, I, the undersigned Referee will sell at public auction at the New York County Supreme Court, 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;

Parcel I:

2338 Second Avenue, New York, NY 10035 (Block 1796, Lot 51)

Parcel II:

329 Pleasant Avenue, New York, NY 10035 (Block 1711, Lot 26)

Parcel III:

2211 Third Avenue, New York, NY 10035 (Block 1785, Lots 1201, 1203, 1204 and 1205)

Premises are to be sold individually starting with Parcel III, then Parcel I, and lastly Parcel II, until the sale of a Premises or such part thereof may be sufficient to discharge the mortgage debt evidenced by that certain Consolidated, Amended and Restated Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing dated as of December 6, 2021 (the "Mortgage"), at which point the auction will cease. All that certain plots, pieces or parcels of lands, with the buildings and improvements thereon erected, situate, lying and being in the Borough and County of New York, City and State of New York. Approximate amount of judgment is \$69,123,716.34 plus interest and costs. Premises will be sold subject to provisions of Amended Judgment of Foreclosure Index #850117/2024. Cash will not be accepted.

Jeffrey R. Miller, Esq., Referee

Richard J. Galati, Jr., ALSTON & BIRD LLP, 90 Park Avenue, New York, NY 10016,
(212) 210-9400, Attorneys for Plaintiff