

SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF BRONX

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BIL-MAN ASSET MANAGEMENT LLC,

Index No. 36366/2019E

Plaintiff,

-against-

**NOTICE OF SALE**

SHARPS THREE LLC, DESMOND ELLINGTON,  
KEVIN BLAKE, NEW YORK STATE  
DEPARTMENT OF TAXATION AND FINANCE,  
NEW YORK CITY DEPARTMENT OF FINANCE,  
CITY OF NEW YORK DEPARTMENT OF HOUSING  
PRESERVATION AND DEVELOPMENT, JJN CORP  
DELI GROCERY,


Defendants.

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Pursuant to the Judgment of Foreclosure and Sale (the "Judgment") dated February 21, 2025, and entered on March 4, 2025, in the above entitled action, I, the undersigned Referee will sell at public auction at the Bronx County Supreme Court, located at 851 Grand Concourse, Courtroom 711, Bronx, 10451, on **May 5, 2025 at 2:15 P.M.**, (the "Foreclosure Auction") premises known as 1512 and 1514 Washington Avenue, Bronx, NY 10457 (Block: 2912; Lots: 1 and 2) (the "Property") and described in Schedule "A" annexed hereto.

As of the date of the Judgment, the approximate amount of the lien is \$2,873,944.00, plus accrued interest and costs. Premises will be sold subject to the provisions of the filed Judgment and terms of sale.

Barry Salman, Esq., Referee

  
Kriss & Feuerstein LLP  
Attorneys for Plaintiff  
360 Lexington Avenue, Suite 1200  
New York, New York 10017  
(212) 661-2900

SCHEDULE A

ALL THAT CERTAIN PLOT, PIECE, OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE BOROUGH OF BRONX, COUNTY, CITY AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

## AS TO PARCEL I:

BEGINNING AT A POINT ON THE EASTERLY SIDE OF WASHINGTON AVENUE, DISTANT 27 FEET NORTHERLY FROM THE CORNER FORMED BY THE INTERSECTION OF THE NORTHERLY SIDE OF 171ST STREET AND THE EASTERLY SIDE OF WASHINGTON AVENUE;

• RUNNING THENCE NORTHERLY ALONG THE EASTERLY SIDE OF WASHINGTON AVENUE, 26 FEET;

THENCE EASTERLY AT RIGHT ANGLES OR NEARLY SO TO WASHINGTON AVENUE AND PART OF THE DISTANCE THROUGH A PARTY WALL, 100 FEET;

THENCE SOUTHERLY PARALLEL WITH WASHINGTON AVENUE, 26 FEET;

THENCE WESTERLY ON A LINE DRAWN AT RIGHT ANGLES OR NEARLY SO TO THE EASTERLY SIDE OF WASHINGTON AVENUE AND PART OF THE DISTANCE THROUGH ANOTHER PARTY WALL, 100 FEET TO THE EASTERLY SIDE OF WASHINGTON AVENUE, TO THE POINT OR PLACE OF BEGINNING.

## AS TO PARCEL II:

BEGINNING AT THE CORNER FORMED BY THE INTERSECTION OF THE NORTHERLY SIDE OF 171ST STREET WITH THE EASTERLY SIDE OF WASHINGTON AVENUE;

RUNNING THENCE NORTHERLY ALONG THE EASTERLY SIDE OF WASHINGTON AVENUE, 27 FEET;

THENCE EASTERLY AT RIGHT ANGLES OR NEARLY SO TO WASHINGTON AVENUE AND PART OF THE DISTANCE THROUGH A PARTY WALL, 100 FEET;

THENCE SOUTHERLY PARALLEL WITH WASHINGTON AVENUE 33.95 FEET MORE OR LESS TO THE NORTHERLY SIDE OF 171ST STREET;

THENCE WESTERLY ALONG THE NORTHERLY SIDE OF 171ST STREET 100.24 FEET MORE OR LESS TO THE POINT OR PLACE OF BEGINNING.

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