

**NOTICE OF SALE**

VALLEY NATIONAL BANK, AS SUCCESSOR TO THE FORMER ORITANI BANK, F/K/A ORITANI FINANCE COMPANY, Plaintiff v. 152 SHERMAN HOLDING LP, VALLEY NATIONAL BANK, AS SUCCESSOR TO THE FORMER ORITANI BANK, A/K/A ORITANI FINANCE COMPANY, LEWIS BARBANEL, ROBERT SILVERMAN, DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT, NYC ENVIRONMENTAL CONTROL BOARD, NEW YORK CITY DEPARTMENT OF FINANCE, NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE, Defendants, Index No. 850173/2022. Pursuant to an Amended Judgment of Foreclosure and Sale and Decision and Order on Motion dated April 15, 2024, and entered and electronically filed in the Office of the Clerk of New York County on April 16, 2024 (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 2, 2024, at 2:15 p.m. The premises therein described are located at 152 Sherman Avenue, New York, NY 10034, also known as Block 2225, Lot 38 on the Tax Map for the 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. 850173/2022, 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 \$7,130,432.38, 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.

Christy M. DeMelfi, Esq., Referee (516) 887-1975.

Herrick, Feinstein LLP, Attorneys for Plaintiff, Two Park Avenue, New York, New York 10016, (212) 592-1400, Attention: Avery S. Mehlman, Esq.

SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF NEW YORK-----X  
VALLEY NATIONAL BANK, AS SUCCESSOR TO :  
THE FORMER ORITANI BANK, A/K/A ORITANI :  
FINANCE COMPANY, :

Plaintiff, :

- against - :

Index No. 850173/2022


152 SHERMAN HOLDING LP, LEWIS BARBANEL, :  
ROBERT SILVERMAN, VALLEY NATIONAL :  
BANK, AS SUCCESSOR TO THE FORMER ORITANI :  
BANK, A/K/A ORITANI FINANCE COMPANY, :  
DEPARTMENT OF HOUSING PRESERVATION :  
AND DEVELOPMENT (HPD), NYC :  
ENVIRONMENTAL CONTROL BOARD, NEW :  
YORK CITY DEPARTMENT OF FINANCE, NEW :  
YORK STATE DEPARTMENT OF TAXATION AND :  
FINANCE, :

Defendants. :

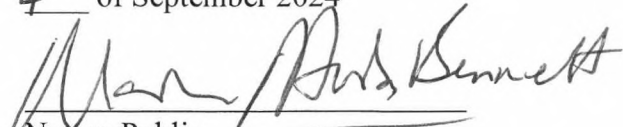
**AFFIDAVIT OF SERVICE**-----X  
STATE OF NEW YORK )  
) SS.:  
COUNTY OF NEW YORK )*Derick Nedd*, being duly sworn, deposes and says:That deponent is not a party to the action, is over eighteen years of age and resides  
at *Kings County, New York*.That on this day September 4, 2024, deponent served the within **Notice of Sale**  
on:Phillips Nizer LLP  
Attn: Michael S. Fischman, Esq.  
485 Lexington Avenue  
New York, New York 10017  
*Attorneys for Defendants 152 Sherman  
Holding LP, Lewis Barbanel and Robert  
Silverman  
(via NYSCEF and first class mail)*Joy Tolulope Anakhu  
100 Church St Fl 3  
New York, NY 10007  
*Attorneys for the City of New York  
(via NYSCEF and first class mail)*

152 Sherman Holding LP c/o Barberry Rose Management Co. 1024 Broadway Woodmere, NY 11598 (via first class mail)	LEWIS BARBANEL, 1024 Broadway Woodmere, NY 11598 (via first class mail)
Christy M. Demelfi, Esq. 2280 Grand Avenue, Suite 202 Baldwin, New York 11510 Court-Appointed Referee (via first class mail)	LEWIS BARBANEL 1024 Broadway Woodmere, NY 11598 (via first class mail)
Department of Housing Preservation and Development (HPD) 100 Gold Street, 6 <sup>th</sup> Floor New York, New York 10038 (via first class mail)	New York City Department of Finance 100 Church Street New York, New York 10007 (via first class mail)
NYC Environmental Control Board 66 John Street #10 New York, NY 10038 (via first class mail)	New York State Department of Taxation and Finance Attn: Office of Counsel Building 9, WA Harriman Campus Albany, New York 12227 (via first class mail)

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  
4<sup>th</sup> of September 2024

  
Notary Public

**MARICA A. FORBES BENNETT**  
Notary Public, State of New York  
No. 01FO6204538  
Qualified in Queens County  
Certificate Filed in New York County  
Commission Expires May 18, 2025