

NOTICE OF SALE

SUPREME COURT COUNTY OF NEW YORK, TITAN CAPITAL ID, LLC, Plaintiff, vs. BOWERY SHED LLC, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale and Decision + Order on Motion duly entered on February 5, 2024 and Decision + Order on Motion duly entered on July 12, 2024, I, the undersigned Referee will sell at public auction at Room 130 of the New York County Courthouse, 60 Centre Street, New York, NY 10007 on December 18, 2024 at 2:15 p.m., premises known as 354 Bowery, Unit 4, New York, NY 10012. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Manhattan, County of New York, City and State of New York, Block 531 and Lot 1204 together with an undivided 16.0 percent interest in the Common Elements. Approximate amount of judgment is \$890,834.00 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #850172/2022.

Georgia Papazis, Esq., Referee

Vallely Law PLLC, 6851 Jericho Turnpike, Suite 165, Syosset, New York 11791, Attorneys for Plaintiff