NYSCEF DOC. NO. 178

INDEX NO. 850055/2022 RECEIVED NYSCEF: 05/09/2024

NOTICE OF SALE

241 NORWOOD, LLC, Plaintiff v. BURNTISLAND II LLC, BENJAMIN SHAOUL, THE CITY OF NEW YORK, and PEOPLE OF THE STATE OF NEW YORK, Defendants, Index No. 850055/2022. Pursuant to a Judgment of Foreclosure and Sale and Decision and Order on Motion dated July 20, 2023, duly filed and entered in the New York County Clerk's Office on September 7, 2023 (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, June 12, 2024, at 2:15 p.m. The premises therein described are located at 241 West 14th Street, New York, New York, also known as Block 764, Lot 15 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. 850055/2022, 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 \$13,706,921.06, 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.

Mark L. McKew, Esq., Referee (212) 876-6783.

Herrick, Feinstein LLP, Attorneys for Plaintiff, Two Park Avenue, New York, New York 10016, (212) 592-1461, Attention: Scott T. Tross, Esq.

FILED: NEW YORK COUNTY CLERK 05/09/2024 04:33 PM

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SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF NEW YORK	X
241 NORWOOD, LLC,	: :
Plaintiff,	:
	: Index No. 850055/2022
- against -	:
BURNTISLAND II LLC, BENJAMIN SHAOUL, THE CITY OF NEW YORK, and PEOPLE OF THE STATE OF NEW YORK,	: AFFIDAVIT OF SERVICE :
Defendants.	:
	:
STATE OF NEW YORK)) SS.:	X
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 May 8, 2024, deponent served the within Notice of Sale on:

GOLDBERG WEPRIN FINKEL
GOLDSTEIN LLP
Attn: Matthew Hearle, Esq.
Jessica Sprague, Esq.
125 Park Avenue, 12th Floor
New York, New York 10017
Attorneys for Defendants Burntisland II LLC
and Benjamin Shaoul
Burntisland II LLC
c/o Magnum Real Estate Group
by Jane Knight
131 Charles Street
New York, New York 10014
(via First Class Mail)

Benjamin Shaoul
THE CITY OF NEW YORK
131 Charles Street
C/o Corporation Counsel
100 Church Street

(via First Class Mail) New York, New York 10007

(via First Class Mail)

THE CITY OF NEW YORK Mark McKew, Esq.

(via NYSCEF and First Class Mail)

FILED: NEW YORK COUNTY CLERK 05/09/2024 04:33 PM

NYSCEF DOC. NO. 178

INDEX NO. 850055/2022
RECEIVED NYSCEF: 05/09/2024

c/o Corporation Counsel 100 Church Street New York, New York 10007 (via First Class Mail) 1725 York Avenue, Suite 29A New York, New York 10128 Court-Appointed Referee (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.

Sworn to before me this φ^{H} of May, 2024

Notary Public

REDON SHEHAJ
Notary Public, State of New York
No. 01SH6421669
Qualified in Richmond County
Expires September 7, 20

Qualified in Kicilifold County

My Commission Expires September 7, 20