

**SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF NEW YORK**

DCR MORTGAGE 10 SUB 4, LLC,

Index No. 850032/2023

Plaintiff,

NOTICE OF SALE

v.

MORTGAGED PREMISES47-30 REALTY ASSOCIATES LLC, 47
GROUP LLC, 47 EAST 30TH STREET LLC,
MOIN MOINIAN, NEW YORK CITY
ENVIRONMENTAL CONTROL BOARD,
FORTRESS CREDIT CO., LLC (DE LLC),
MURRAY HILL PET HOSPITAL a/k/a
DESTINATION PET,47 East 30th Street
New York, New York 10016BLOCK: 860
LOTS: 34

Defendants.

In accordance with the “Judgment of Foreclosure and Sale and Decision + Order on Motion”, signed by the Hon. Francis A. Kahn, III, J.S.C. on April 18, 2024, and duly entered by the New York County Clerk’s Office on June 5, 2024, bearing Index Number 850032/2023, I, Jeffrey R. Miller, Esq. (the “**Referee**”), the undersigned, in the same judgment named, will sell at public auction **on the portico at the New York County Courthouse at 60 Centre St, New York, NY 10007 on September 25, 2024 at 2:15 P.M.**, all that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being at 47 East 30th Street, New York, New York 10016 (Block 860, Lot 34). The premises described by said judgment to be sold and therein described as follows:

Block: 860
Lot: 34

ALL that certain plot, piece or parcel of land situate, lying and being in the Borough of Manhattan, City, County and State of New York, bounded and described as follows:

BEGINNING at a point on the northerly side of East 30th Street, distant 86 feet 8 inches westerly from the corner formed by intersection of the northerly side of East 30th Street with the westerly side of Fourth Avenue;

RUNNING THENCE westerly along the northerly side of East 30th Street, 18 feet 10 inches;

THENCE northerly parallel or nearly so with Fourth Avenue and part of the distance through a party wall, 98 feet 9 inches to the center line of the block;

THENCE easterly along the center line of the block, 25 feet 6 inches to a point distant 80.0 feet westerly from the westerly side of Fourth Avenue;

THENCE southerly parallel with the westerly side of Fourth Avenue, 24 feet 8-1/4 inches to a point;

THENCE westerly and parallel with the northerly side of East 30th Street, or nearly so, 6 feet 8 inches;

THENCE southerly parallel with the westerly side of Fourth Avenue, or nearly so and part of the distance through a party wall, 74 feet 3/4 inches to the northerly side of East 30th Street at the point or place of BEGINNING.

The above property shall be offered in a single parcel and sold off to the highest bidder who will offer the highest price under the following terms:

Subject to existing encumbrances, covenants and restrictions of record, if any; subject to leases of tenants not made parties to this action, if any; and subject to any projections and state of facts, if any, as an accurate survey may disclose. Subject also to each and every other term of said "Judgment of Foreclosure and Sale and Decision + Order on Motion".

The approximate amount of the lien due to the plaintiff pursuant to the judgment, excluding expenses of the sale is \$5,984,475.93, plus interest, attorneys fees, and costs.

The auction will be conducted pursuant to the rules of the "Foreclosure Auction Part".

Dated: August 6th, 2024



Jeffrey R. Miller, Esq.
Referee of Sale