

NOTICE OF SALE

SUPREME COURT COUNTY OF NEW YORK, CITIMORTGAGE, INC., Plaintiff, vs. CARMEL REAL ESTATE LLC, ET AL., Defendant (s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on December 4, 2024, I, the undersigned Referee will sell at public auction at the Room 130 of the New York County Courthouse, 60 Centre Street, New York, NY 10007 on March 26, 2025 at 2:15 PM, premises known as 140 EAST 63RD ST, UNIT 6C, A/K/A 140 E 63RD ST, 6C, NEW YORK, NY 10065. 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, City and State of New York, Section: 5, Block: 1397, Lot: 1524. Together with an undivided 1.56077 percent interest in the common elements. Approximate amount of judgment is \$3,383,960.05 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index # 850222/2023.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, the Mortgagee's attorney, or the Referee.

SOFIA BALILE, Esq., Referee

Roach & Lin, P.C., 6851 Jericho Turnpike, Suite 185, Syosset, New York 11791, Attorneys for Plaintiff

SCHEDULE "A"
LEGAL DESCRIPTION

The Condominium Unit in the building known as Barbizon/63 Condominium located at and known as and by street number 140 East 63rd Street, New York, New York (the "Building"), said Unit being designated and described as Unit No. 6C (the "Unit") in that certain Declaration dated 06/01/2007 made by Barbizon Hotel Associates, LP pursuant to Article 9-B of the Real Property Law of the State of New York establishing a plan for condominium ownership of the Building and the land (the "Land") upon which the Building is situate, which Declaration was recorded in the New York County Office of the Register of the City of New York on 06/29/2007 as CRFN 2007000337127 (which declaration and any amendments thereto are collectively the "Declaration"). The Unit is also designated as Tax Lot 1524 in Block 1397 Section 5 of the borough of Manhattan on the Tax Map of the Real Property Assessment Department of the City of New York and on the Floor Plans of the Building certified by Cetra Ruddy Incorporated, Architects, on 06/25/2007 and filed with the Real Property Assessment Department of the City of New York on 06/29/2007 as Condominium Plan No. 1729 and also filed in the City Register's Office on 06/29/2007 as CRFN 2007000337128.

TOGETHER with an undivided 1.56077 percent interest in the Common elements (as such term is defined in the Declaration).

The Land upon which the Building is situate is described as follows:

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

BEGINNING at the corner formed by the intersection of the southerly side of 63rd Street with the easterly side of Lexington Avenue;

RUNNING THENCE southerly along the easterly side of Lexington Avenue, 112 feet 4 inches to a point opposite the center of a party wall;

THENCE easterly parallel with 63rd Street and part of the distance through the center of said party wall, 55 feet;

THENCE northerly parallel with the easterly side of Lexington Avenue, 9 inches;

THENCE northeasterly on a line which on its southerly side forms an angle of 92 degrees 51 minutes 40 seconds with the last mentioned course, 65 feet 1 inch to a point;

THENCE northerly parallel with the easterly side of Lexington Avenue, 108 feet 4 inches to the southerly side of East 63rd Street;

THENCE westerly along the southerly side of East 63rd Street, 120 feet to the said corner, at the point or place of BEGINNING.

Being the same premises conveyed in that certain deed recorded in said Clerk's Office in CRFN 2007000589375.

*Said property more commonly known as 140 East 63rd Street #6C, New York, NY 10065
Shown on the Tax Map of the City of New York as Block 1397 Lot 1524*

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

CITIMORTGAGE, INC.

Plaintiff(s),

Index No.: 850222/2023

-against-

CARMEL REAL ESTATE LLC, et a.

AFFIDAVIT OF SERVICE

Defendant(s).

STATE OF NEW YORK)
) ss.:
COUNTY OF NASSAU)

Christopher Then, being duly sworn, deposes and says:

I am over 18 years of age, reside in the State of New York and I am not a party to this action.

On February 25th, 2025, I enclosed a copy of the annexed **NOTICE OF SALE** by depositing a true copy of same enclosed in a postpaid properly addressed wrapper, in an official depository under the exclusive care and custody of the United States Postal Service within the State of New York to the following parties:

CARMEL REAL ESTATE LLC
140 EAST 63RD ST, UNIT 6C, A/K/A 140 E 63RD STREET 6C
NEW YORK, NY 10065

JONATHAN J. FINK, ESQ.
ATTORNEY FOR DEFENDANT
BOARD OF MANAGERS OF THE BARBIZON/63 CONDOMINIUM
200 MADISON AVENUE, 24TH FLOOR
NEW YORK, NY 10016

SOFIA BALILE, ESQ.
REFEREE
155 WATER STREET, SUITE 311
BROOKLYN, NY 11201

NEW YORK COUNTY SUPREME COURT
AUCTION CALENDAR CLERK
60 CENTRE STREET,
NEW YORK, NY10007

ANY AND ALL OCCUPANTS
140 EAST 63RD ST, UNIT 6C, A/K/A 140 E 63RD STREET 6C
NEW YORK, NY 10065



Christopher Then

Sworn to before me on this 25th day

of February, 2025


NOTARY PUBLIC

