

NOTICE OF SALE

SUPREME COURT COUNTY OF NEW YORK, SUTHERLAND ASSET I-AT2, LLC, Plaintiff, vs. 167TH STREET CF UNIT LLC, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale and Decision + Order on Motion duly entered on July 31, 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 January 8, 2025 at 2:15 p.m., premises known as 446-448 West 167th Street, Unit CF, New York, NY. 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, City, County and State of New York, Block 2111 and Lot 1101 together with an undivided 8.6537 percent interest in the Common Elements. Approximate amount of judgment is \$4,331,008.67 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index # 850177/2022. The Judgment of Foreclosure and Sale has been assigned, and the ultimate assignee is LBC3 Trust. LBC3 Trust will be the de facto plaintiff and credit bidding at the sale.

Paul Sklar, Esq., Referee

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Attorneys for Plaintiff