

SUPREME COURT - COUNTY OF NEW YORK.

MC77TH STREET LLC, Plaintiff -against- 1475 1ST AVE LLC, et al Defendant(s). Pursuant to a Judgment of Foreclosure and Sale dated July 2, 2024 and entered on July 9, 2024, I, the undersigned Referee will sell at public auction in Room 130 of the New York County Courthouse, 60 Centre Street New York, NY on December 18, 2024 at 2:15 p.m. premises 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 formed by the intersection of the Southerly side of 77th Street with the Westerly side of First Avenue; being a plot 75 feet by 27 feet 2 inches by 75 feet by 27 feet 2 inches. Block: 1451 Lot: 30 Said premises known as 354 EAST 77TH STREET a/k/a 1475 FIRST AVENUE, NEW YORK, NY Approximate amount of lien \$6,846,701.21 plus interest & costs.

Premises will be sold subject to provisions of filed Judgment and Terms of Sale.

Index Number 850020/2022.

MARK MCKEW, ESQ., Referee

Goldberg Weprin Finkel & Goldstein LLP

Attorney(s) for Plaintiff

125 Park Avenue, 12th Floor, New York, NY 10017

{* CHELSEA CL*}

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF NEW YORK-----X
MC77TH STREET LLC,

Index No. 850020/2022

Plaintiff,

-against-

AFFIRMATION OF
SERVICE1475 1ST AVE LLC, et al,Defendants.
-----X

I, Matthew Hearle, an attorney duly admitted to practice law before the Courts of the State of New York, do hereby affirm under the penalty of perjury that on December 5, 2024, I served the within Notice of Sale on the following:

Sacco & Fillas, LLP
31-19 Newtown Avenue, 7th Floor
Astoria, New York 11102

1475 1st Ave LLC
George Makkos and Thomas Makkos
354 East 77th Street
New York, NY 10075

Denis O.
354 East 77th Street, Apt. 1A
New York, NY 10075

Nicholas Benites
354 East 77th Street, Apt. 2C
New York, NY 10075

Jewel "Doe"
354 East 77th Street, Apt. 2A
New York, NY 10075

Diana "Doe"
354 East 77th Street, Apt. 3C
New York, NY 10075

John & Jane Fadaei
354 East 77th Street, Apt. 3B
New York, NY 10075

Green Kitchen Rest- Corp.
1475 1st Avenue
New York, NY 10075

New York City Dept. of Finance
100 Church Street
New York, NY 10007

NYC Environmental Control Board
505 Fulton Street
Brooklyn, NY 11201

New York State Dept. of Taxation
and Finance
WA Harriman Campus
Albany, NY 12227

Gary Herbst, Esq.
Lamonica Herbst & Maniscalco LLP
3305 Jerusalem Avenue, Ste. 211
Wantagh, New York 11793

by placing same in a properly addressed envelope, prepaid for regular mail, and placing same within the custody of the United States Postal Service within the State and City of New York.

Dated: New York, New York
December 5, 2024



MATTHEW HEARLE