

**NOTICE OF SALE**

SUPREME COURT COUNTY OF NEW YORK, EMIGRANT FUNDING CORPORATION, Plaintiff, vs.  
HERSHEY CHAN REALTY, INC., ET AL., Defendant(s).

Pursuant to an Amended Judgment of Foreclosure and Sale and Decision + Order on Motion duly entered on July 14, 2023, an Order Amending Judgment of Foreclosure and Sale dated September 22, 2023 and a Decision + Order on Motion duly entered on October 4, 2024, I, the undersigned Referee will sell at public auction at the New York County Courthouse, room 116, 60 Centre Street, New York, NY 10007 on March 5, 2025 at 2:15 p.m., premises known as 44 Bowery, New York, NY 10002. 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, Block 202 and Lot 28. Approximate amount of judgment is \$4,103,570.52 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #850215/2021.

Scott H. Siller, Esq., Referee

Borchert & LaSpina, P.C., 19-02 Whitestone Expressway, Suite 302, Whitestone, New York 11357,  
Attorneys for Plaintiff