

NOTICE OF SALE

SUPREME COURT - COUNTY OF NEW YORK

BIXBY BRIDGE FUND IV, LLC, Plaintiff vs. EMPIRE BROOME LLC, *et al.*; Defendants.

Pursuant to an Amended Judgment of Foreclosure and Sale, dated April 18, 2024 and entered on April 19, 2024, I, the undersigned appointed Referee will sell at public auction at the New York Supreme Courthouse, 60 Centre Street, Room 130, New York, New York on August 21, 2024 at 2:15 p.m., all that certain plot, piece or parcel of land, with the buildings and improvements thereon, erected, situated, lying and being in the Borough of Manhattan, County of New York, City and State of New York, Block 482, Lot 1201 (the "Premises").

Said premises known as 430 BROOME STREET, UNIT 1, NEW YORK, NY.

Approximate amount of judgment is \$9,703,521.16, plus interest and costs, and the

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

Index Number 850198/2021.

The foreclosure sale will be conducted in compliance with the First Judicial District's Covid-19 Policies concerning public auctions of foreclosed properties. These policies, along with the New York County Foreclosure Auction Rules, can be found on the website for New York County Supreme Court - Civil Term website.

Scott H. Siller, Esq., Referee

Tannenbaum Helpert Syracuse & Hirschtitt LLP

Attorneys for Plaintiff

900 Third Avenue

New York, New York 10022

(212) 508-6760

Attention: Howard W. Kingsley, Esq.

{* Chelsea-Clinton News*}