

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

-----X  
JYBGAD L.P.,

Plaintiff,

Index No. 850024/2023

-against-

WEST 26<sup>TH</sup> STREET REALTY LLC,  
35 WEST 26<sup>TH</sup> STREET REALTY LLC,  
OSMAN BESSA,  
NEW YORK CITY DEPARTMENT OF FINANCE,  
NEW YORK STATE DEPARTMENT OF TAXATION  
AND FINANCE,

**NOTICE OF SALE**

Defendants.  
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**PLEASE TAKE NOTICE THAT**, pursuant to the Judgment of Foreclosure and Sale dated August 13, 2024 and entered on August 15, 2024, I will sell at public auction at the New York County Courthouse, at the Courthouse located at 60 Centre Street, New York, New York, room 130 on February 5, 2025 at 2:15 p.m., prem. k/a 35 West 26<sup>th</sup> Street, New York, New York (Block 828, Lot 13). Approx. amt of judgment is \$8,934,402.69, plus costs, attorneys' fees and interest. Sold subject to terms and conditions of filed judgment and terms of sale.

Clark Whitsett, Esq., Referee.

Dated: Cedarhurst, New York  
November 12, 2024

**JACOBOWITZ NEWMAN TVERSKY LLP**

*Attorneys for Plaintiff*

By: /s/ Aviva Francis

Aviva Francis

377 Pearsall Avenue, Suite C  
Cedarhurst, New York 11516  
(516) 545-0343  
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Defendants.  
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**AFFIRMATION OF SERVICE**

Aviva Francis, an attorney duly admitted to practice before the Courts of this State, affirms the following under penalty of perjury: I am over the age of eighteen and not a party to this action. On November 12, 2024, I caused a copy of the Notice of Sale to be served on the parties listed below via first-class mail (USPS), addressed as follows:

WEST 26<sup>TH</sup> STREET REALTY LLC  
33 West 26<sup>th</sup> Street  
New York, New York 10010

35 WEST 26<sup>TH</sup> STREET REALTY LLC  
35 West 26<sup>th</sup> Street  
New York, New York 10010

NEW YORK CITY DEPARTMENT OF FINANCE  
100 Church Street, 1<sup>st</sup> Floor  
New York, NY 10007

NEW YORK STATE DEPARTMENT OF TAXATION  
AND FINANCE  
Building # 9 WA Harriman Campus  
Albany, NY 12227

CLARK WHITSETT, ESQ.  
66-05 Woodhaven Boulevard

Rego Park, New York 11374

Appearing attorneys were served with the notice of sale via NYSCEF on November 12, 2024

Dated: Cedarhurst, NY  
November 12, 2024

/s/ Aviva Francis  
Aviva Francis