

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

RSS WFRBS2013-C14 - NY 8BA, LLC,

Index No.: 655763/2021

Plaintiff,

- against -

808 BROADWAY ASSOCIATES, LLC; MARC P.
BEIGE; NEW YORK CITY DEPARTMENT OF
FINANCE; NEW YORK STATE DEPARTMENT
OF TAXATION AND FINANCE; NEW YORK
CITY ENVIRONMENTAL CONTROL BOARD;
808 BROADWAY CONDOMINIUM.

NOTICE OF SALE

Defendants.

PLEASE TAKE NOTICE that pursuant to an Amended Final Judgment of Foreclosure and Sale of the Honorable Francis A. Kahn III, J.S.C., dated September 11, 2024 and entered in the Office of the New York County Clerk on January 16, 2025, the undersigned Referee will sell at public auction in Room 130 of the New York County Courthouse, Supreme Court, located at 60 Centre Street, New York, New York 10007 on May 14, 2025 at 2:15 pm, the premises commonly known as condominium Unit A, the Retail Unit, in the building designated as 808 Broadway, New York, New York 10013 (Block: 557; Section: 1001) (the "Premises"), as more particularly described as follows:

Condominium Unit A, the Retail Unit (hereinafter called the "Unit") in the building designated as 808 Broadway Condominium in the declaration under the Condominium Act of the State of New York (Article 9-B of the Real Property Law of the State of New York), dated 09/04/1981 recorded in the Office of the City Register, New York County on 09/15/1981 in Reel 582 Page 1414 as amended by Reel 1896 Page 745, establishing a plan for condominium ownership of said building and the land upon which the same is erected (hereinafter sometimes called the "Property") and also designated and described as Tax Lot No. 1001 Block 557 Section 2 in the Borough of Manhattan, on the Tax Map of the Real Property Assessment Department of the City of New York and on the Floor Plans of said building certified by Stephen B. Jacobs & Associates, P.C., Architects, and filed with the Real Property Assessment Department of the City of New York on September 14, 1981, as Condominium Plan No. 39 and also filed in the City Register's Office on September 15, 1981, as Condominium Plan No. 39, Map Number 4088.

TOGETHER with an undivided 22% interest in common elements of the property, as described in the Declaration (hereinafter called the "Common Elements").

The premises within which the unit is located are more particularly described as follows:

ALL that certain plot, piece or parcel of land, 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 on the easterly side of Broadway, distant 240 feet 4-1/2 inches northerly from the corner formed by the intersection of the northerly side of East 10th Street with the easterly side of Broadway;

RUNNING THENCE easterly along a line which forms an angle of 93 degrees 20 minutes 50 seconds on its northerly side with the easterly side of Broadway, 230 feet 5 inches to a point on the westerly side of Fourth Avenue distant 306 feet 4-1/2 inches northerly from the northerly side of East 10th Street;

THENCE northerly along the westerly side of Fourth Avenue, 99 feet 11-1/2 inches;

THENCE westerly along a line which forms an angle of 88 degrees 28 minutes 50 seconds deed (87 degrees 57 minutes 47 seconds survey) on its northerly side with the westerly side of Fourth Avenue 116 feet 6 inches;

THENCE southerly along a line which forms an angle of 87 degrees 8 minutes 40 seconds deed (87 degrees 10 minutes 51 seconds survey) on its easterly side with the last mentioned course 49 feet 1/4 inch;

THENCE westerly along a line which forms an angle of 86 degrees 31 minutes 40 seconds deed (86 degrees 59 minutes 40 seconds survey) on its southerly side with the easterly side of Broadway and partly through a party wall, 115 feet 9 inches to the easterly side of Broadway;

THENCE southerly along the easterly side of Broadway, 51 feet 2 inches to the point or place of BEGINNING.

Part of the southerly wall being a party wall.

Together with all personal property located on the real property on the date of the auction.

Approximate amount of lien \$17,619,472.81 plus interest & costs.

Premises will be sold subject to provisions of filed Amended Final Judgment of Foreclosure and Sale and Terms of Sale, Index No. 655763/2021.

PAUL SKLAR, ESQ., Referee

Dated: New York, New York
April 17, 2025

HOLLAND & KNIGHT LLP

By: /s/ David V. Mignardi
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