

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

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25TH STREET MULTIFAMILY LLC,

Plaintiff,

Index No. 850189/2021

-against-

208-214 E. 25TH ST, LLC, STEVEN CROMAN,
CRIMINAL COURT OF THE CITY OF NEW YORK,

Defendants.

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NOTICE OF SALE

SUPREME COURT OF THE STATE OF NEW YORK - COUNTY OF NEW YORK
25TH STREET MULTIFAMILY LLC v. 208-214 E. 25TH ST, LLC, STEVEN CROMAN,
CRIMINAL COURT OF THE CITY OF NEW YORK. Index Number 850189/2021. Pursuant to
an Amended Judgment of Foreclosure and Sale and Decision + Order on Motion, dated June 12,
2024, and duly entered in the Clerk's Office of the above-named Court on June 13, 2024
(NYSCEF No. 420) ("Amended Judgment"), I, the undersigned Referee will sell at public
auction on November 13, 2024, at 2:15 p.m. in Room 130 of the New York County Courthouse,
60 Centre Street, New York, NY, the following properties in separate parcels (and not as one
parcel) (i) 208 East 25th Street, New York, New York (Block 905, Lot 53), (ii) 210 East 25th
Street, New York, New York (Block 905, Lot 52), (iii) 212 East 25th Street, New York, New
York (Block 905, Lot 51), and (iv) 214 East 25th Street, New York, New York (Block 905, Lot
50), the description of such foregoing parcels is as follows: 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, bounded and described as
follows: BEGINNING at a point on the southerly side of East 25th Street, distant 146 feet 4 4/5
inches easterly from the corner formed by the intersection of the easterly side of Third Avenue
and the southerly side of East 25th Street; RUNNING THENCE southerly and parallel with the
easterly side of Third Avenue, 98 feet 9 inches to the center line of the block; THENCE easterly
along the center line of the block, 104 feet 8 inches and parallel with East 25th Street; THENCE
northerly and parallel with Third Avenue, 98 feet 9 inches to the southerly side of East 25th
Street; THENCE westerly along the southerly side of East 25th Street, 104 feet 3 inches to the
point or place of BEGINNING. Said premises are known as 208-214 East 25th Street, New York,
NY and designated as Block 905, Lots 53, 52, 51 and 50 as shown on the Tax Map of the City of
New York, County of New York. The approximate amount of the Amended Judgment is
\$34,152,382.66 plus interest and other amounts specified in the Amended Judgment, plus
\$1,565.00 for costs and disbursements, plus \$515,000.00 for attorneys' fees. Said premises shall
be sold subject to the provisions of the filed Amended Judgment under Index Number
850189/2021, the Terms of Sale, the foreclosure part rules, the Covid-19 guidelines, or other
similar court/clerk directives, as may be applicable at the time of sale, which may include, but
are not limited to, social distancing, mask wearing, and directives regarding specific location for

conducting the auction.

MATTHEW D. HUNTER III, ESQ., Referee, 108-18 Queens Blvd., Forest Hills, NY 11375, (718) 309-1660.

KATSKY KORINS LLP, Attorneys for Plaintiff, 605 Third Avenue, New York, New York 10158, (212) 953-6000.

Dated: New York, New York
October 10, 2024

KATSKY KORINS LLP

By: //s Steven H. Newman

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