

NOTICE OF SALE

SUPREME COURT – NEW YORK COUNTY – STILLWATER ASSET MANAGEMENT, LLC, AS TRUSTEE OF LBC2 TRUST, Pltff, and 3RD AND 36TH STREET LLC, *et al.*, Defts. Pursuant to a judgment of foreclosure and sale dated October 23, 2024 and duly entered on March 31, 2025, I, the undersigned Referee duly appointed in the action for such purpose, will sell to the highest bidder at public auction in Room 130 of the New York County Supreme Court, 60 Centre Street, New York, NY 10007 on **Wednesday April 23, 2025 at 2:15 p.m.** the premises known as 201-205 East 36th Street, Unit C-, City of New York, County of New York (the “Premises”), any and all personal property located upon the Premises and/or in connection with the business operations performed on the Premises, subject to any superior liens upon Personal Property. All those certain plots, pieces of land, with the buildings and improvements thereon erected, situate, lying, and being in the Borough of Manhattan and State of New York, shown and designated on the tax maps as Block 917, Lot 1001, and as more fully described in the Judgment, including but not limited to, Exhibit A annexed thereto.

An advance copy of the Terms of Sale may be obtained by written request directed to Bressler, Amery & Ross, P.C., Attention David H. Pikus and Edward A. Velky, 17 State Street, New York, NY 10004, provided such request is received at such address on or before seven days prior to the scheduled sale.

Judgment was entered on March 31, 2025 for the approximate amount of \$12,301,154.37. Interest is due upon the judgment together with the costs of publication and postings, any advances made by plaintiff for forced placed insurance premiums, any unpaid real property

taxes, assessments and water charges which are liens at the time of sale and the fees of the referee, upon sale.

Sold subject to terms and conditions of filed judgment: Index No. 850110/22.

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