

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

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PV EAST 106TH STREET LLC,
As Administrative Agent

Index No. 850087/2023

Hon. Francis A. Kahn, III

Plaintiff,

NOTICE OF SALE

—against—

308-310 REALTY, LLC, ISMAEL FERNANDEZ,
SANAA RAFII, AS ADMINISTRATOR OF THE
ESTATE OF MARC SALIH, PLATINUM SERVICES
NY, LLC, INDEPENDENT EQUIPMENT CORP.,
BRUCKNER LUMBER & BUILDING SUPPLY, LTD,
AIR JOY MECHANICAL HVAC, INC., PATRIOT
ELECTRIC CORP., ULMA FORM-WORKS, INC.,
AAA DESIGN BUILD, INC., CARBEN
CONSTRUCTION, INC., BIG APPLE GROUP NY,
LLC, US CONCRETE, INC., ENVIRONMENTAL
CONTROL BOARD OF THE CITY OF NEW YORK,
NEW YORK STATE DEPARTMENT OF TAXATION
AND FINANCE, NEW YORK CITY DEPARTMENT
OF FINANCE,

Defendants.

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PLEASE TAKE NOTICE, that pursuant to a Judgment of Foreclosure and Sale and Decision & Order on Motion of the Hon. Francis A. Kahn, III, dated August 27, 2024, and duly entered in the New York County Clerk's Office on September 4, 2024 (the "Judgment"), Roberta Ashkin, Esq., Referee, will sell at public auction in Room 116 of the New York County Supreme Courthouse located at 60 Centre Street, New York, New York, on Wednesday, February 19, 2025, at 2:15 p.m., the premises known as 308-310 East 106th Street, New York, New York 10029 and more particularly described on Schedule "A" annexed hereto (the "Property").

PLEASE TAKE FURTHER NOTICE THAT the approximate amount due per Judgment is \$9,136,090.11, plus interest and costs. The Property will be sold subject to provisions of the Judgment and the Terms of Sale.

Dated: Uniondale, New York
December 27, 2024

FARRELL FRITZ, P.C.

By: *s/ Darren A. Pascarella*

Patrick Collins

Darren A. Pascarella

400 RXR Plaza

Uniondale, New York 11556

Tel: (516) 227-0700

Attorneys for Plaintiff

DESCRIPTION**Block 1677 and Lots 45-46****Parcel 1 (Lot 45)**

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, City, County and State of New York, bounded and described as follows:

BEGINNING at a point on the Southerly side of East 106th Street, distant 175 feet Easterly from the corner formed by the intersection of the Southerly side of East 106th Street and the Easterly side of Second Avenue;

RUNNING THENCE Southerly and parallel with the Easterly side of Second Avenue and part of the distance through a party wall, a distance of 100 feet 11 inches to a point on the center line of the block between East 105th Street and East 106th Street;

THENCE Easterly along the center line of the block between East 105th Street and East 106th Street and parallel with the Southerly side of East 106th Street, a distance of 25 feet to a point;

THENCE Northerly and parallel with the Easterly side of Second Avenue and part of the distance through a party wall, a distance of 100 feet 11 inches to a point on the Southerly side of East 106th Street;

THENCE Westerly along the Southerly side of East 106th Street, a distance of 25 feet to a point, the point or place of BEGINNING.

Parcel 2 (Lot 46)

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 Southerly side of East 106th Street, distant 150 feet Easterly from the corner formed by the intersection of the Southerly side of East 106th Street and the Easterly side of Second Avenue;

RUNNING THENCE Southerly and parallel with the Easterly side of Second Avenue and part of the distance through a party wall, a distance of 100 feet 11 inches to a point on the center line of the block between East 105th Street and East 106th Street;

THENCE Easterly along the center line of the block between East 105th Street and East 106th Street and parallel with the Southerly side of East 106th Street, a distance of 25 feet to a point;

THENCE Northerly and parallel with the Easterly side of Second Avenue, a distance of 100 feet 11 inches to a point on the Southerly side of East 106th Street;

DESCRIPTION

THENCE Westerly along the Southerly side of East 106th Street, a distance of 25 feet to a point, the point or place of BEGINNING.

Premises known as 308-310 East 106th Street, New York, New York 10029