

## NOTICE OF SALE OF COOPERATIVE APARTMENT

**BY VIRTUE OF DEFAULT** in a certain proprietary lease (the "Lease") executed by HILLMAN HOUSING CORPORATION (the "Cooperative Corporation"), as lessor, and RICHARD LEHRER to the extent of a 55% tenant- in-common interest and Stanley Bogal as Executor of the Estate of Rae Lehrer, deceased, to the extent of a 45% tenant-in-common interest, as lessees, for the Cooperative Apt. 6C located at 550 H Grand Street, New York, New York (the "Apartment"), which default resulted in the termination of the Lease, the Cooperative Corporation, by William Mannion, Licensed Auctioneer, DCA #796322 will sell the 27 shares (the "Shares") appurtenant to the Apartment and all right title and interest in and to the Lease to the highest bidder at a public auction on the 1<sup>st</sup> day of September, 2010 at 2:00 p.m. at the Rotunda of the New York County Supreme Court at 60 Centre Street, New York, New York.

This sale is held to enforce the rights of the Cooperative Corporation as a holder of a security interest in the Shares and Lease herein described based upon the non-payment of maintenance, late charges, administrative and legal fees in the current approximate amount of \$70,774.23. This sale is subject to the approval by the Board of Directors of the Cooperation Corporation, the terms of the Cooperative Corporation's Proprietary Lease, the by-laws, offering plan and any amendments thereto, to any other rules and regulations of the Cooperative Corporation, including the Cooperative Corporation's right of first refusal, and such other terms of sale which will be available for review prior to the start of the auction. The Apartment is sold AS IS and to the extent that possession has not yet been obtained by the Cooperative Corporation such possession is to be obtained by the purchaser. The Cooperative Corporation reserves the right to bid/purchase and reject all bids to the extent that the amount bid for the Apartment is not greater that the amount of the past due sum owing on the Apartment as of the date of the auction.

A deposit, payable by certified or bank check, drawn on a member bank of the New York Clearing House and payable to the order of "Bauman Katz & Grill, LLP, as Attorneys" of at least Ten Percent (10%) of the purchase price is required with the successful bid at the time and place of auction. Cash and/or endorsed checks will not be accepted. All funds must be exhibited to the auctioneer prior to the commencement of bidding. Unless proper funds have been verified bidding will not be permitted. The balance of the purchase price, and any additional payments required to be paid, shall be payable within 30 days of the auction time being of the essence to make such payment.

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