

# *SHERIFF'S NOTICE OF SALE*

State of New York                    }  
  } ss:  
County of Rockland                }

Index No. 652265/2024  
Sheriff Case No. 24002478

By virtue of an Execution Against Property issued out of **Supreme Court**, County of New York, State of New York, to me directed and delivered, against the goods, chattels, lands and tenements of **CBRM Realty Inc., I** have taken all the right, title and interest of, **Crown Capital Holdings LLC, 100 Phillips Parkway LLC, JM Realty Advisory LLC & Carriage House Apts LLC** Garnishees, in and to the following described property :

To Wit: All of judgement debtor's right. Title and interest as member or otherwise in **Crown Capital Holdings, LLC, 100 Phillips Parkway LLC, JM Realty Advisory LLC & Carriage House Apts LLC.**

I am selling the above subject to any liens, chattels, mortgages, conditional sales or any other encumbrances. The above listed property is being sold "as is, where is" and the Sheriff makes no guarantee or warranty as to title or interest, the usefulness, condition, efficacy, value, marketability, safety, or workmanship.

**Date of Sale:** May 20, 2025

**Time of Sale: 10:00AM**

**Terms of Sale: 10% (non-refundable) cash deposit due from the highest bidder at the completion of the sale with the remaining balance due in cash by 3pm on May 23, 2025**

**Sale will be conducted at: ROCKLAND COUNTY SHERIFF'S OFFICE (Lobby)  
55 NEW HEMPSTEAD RD NEW CITY, NY 10956**

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Louis Falco III  
Sheriff of Rockland County

**Dated: May 2, 2025**

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Christopher F. Schaub  
Lieutenant