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**UNITED STATES BANKRUPTCY COURT
SOUTHERN DISTRICT OF NEW YORK**

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In re:

STERLING GARDEN LLC,

Chapter 7

Case No. 26-10729 (PB)

Debtor.

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**NOTICE TO CREDITORS AND OTHER PARTIES IN INTEREST OF
TRUSTEE'S INTENDED SALE OF THE DEBTOR'S REAL PROPERTIES**

PLEASE TAKE NOTICE that by Order entered June 11, 2026 ("Sale Procedures Order"), the United States Bankruptcy Court for the Southern District of New York entered an Order authorizing, among other things, the public sale ("363 Sale") of the real properties located at, and known as: (i) 1410-1453 Bayshore Avenue, Bronx, New York [Block 05414, Lot 0233] ("Bayshore Property"); and, to the extent necessary, (ii) 126 Husson Avenue, Bronx, New York 10473 [Block 3448, Lot 16] ("Husson Property", and together with the Bayshore Property, the "Properties") free and clear of all liens, claims, encumbrances and interests ("Interests") by Gregory M. Messer, solely in his capacity as the Chapter 7 Trustee ("Trustee") of the bankruptcy estate of Sterling Garden LLC ("Debtor"). See ECF No. 18.

PLEASE TAKE FURTHER NOTICE that pursuant to an Order entered on June 3, 2026, the Court approved the retention of MYC & Associates, Inc. as the Trustee's broker ("Broker") to sell the Properties. See ECF No. 15.

PLEASE TAKE FURTHER NOTICE that the Properties are encumbered by mortgages, both held by JCL Capital Partners 2016 LLC Series G ("Lender") for no less than \$976,000 ("Lender Liens").

PLEASE TAKE FURTHER NOTICE that the Trustee, through his Broker, first will solicit bids for the Bayshore Property, and to the extent that the Trustee does not anticipate, in his sole discretion, that the highest and best bid received at auction of the 363 Sale of the Bayshore Property will pay for the estate carveout and the Lender Liens, the Trustee shall promptly solicit bids and conduct a Sale of the Husson Property. The 363 Sale of the Properties is subject to Court approval.

PLEASE TAKE FURTHER NOTICE that the 363 Sale will be held on **Thursday, October 29, 2026, at 1:00 p.m.**, prevailing Eastern time (“Sale Date”). The bids will be submitted online and/or by telephone, and directions on how to submit an online bid can be found on the Broker’s website at www.MYCcorp.com.

PLEASE TAKE FURTHER NOTICE that in order to be permitted to submit a bid on the Bayshore Property at the 363 Sale, each prospective bidder (each, a “Bidder”, and collectively, “Bidders”) must deliver to the Broker an executed copy of these Sale Terms for the 363 Sale and a wire or official cashier’s or bank check (as determined by the Trustee) made payable to “Gregory Messer, Chapter 7 Trustee” in the amount of \$50,000 (“Bayshore Qualifying Deposit”), which shall serve as a partial good faith deposit against payment of the purchase price by such competing Bidder as the Trustee, in his sole discretion, determines to have made the highest or best bid for the Bayshore Property (“Bayshore Successful Purchaser”).

PLEASE TAKE FURTHER NOTICE that the initial bid for the Bayshore Property at the 363 Sale will be \$200,000 with bid increments of \$25,000 or an amount the Trustee and his retained professionals deem appropriate at the 363 Sale.

PLEASE TAKE FURTHER NOTICE that in order to be permitted to submit a bid on the Husson Property at the 363 Sale, each prospective Bidder must deliver to the Broker an executed copy of these Sale Terms for the 363 Sale and a wire or official cashier’s or bank check (as determined by the Trustee) made payable to “Gregory Messer, Chapter 7 Trustee” in the amount of \$50,000 (“Husson Qualifying Deposit”, and together with the Bayshore Qualifying Deposit, the “Qualifying Deposits”), which shall serve as a partial good faith deposit against payment of the purchase price by such competing Bidder as the Trustee, in his sole discretion, determines to have made the highest or best bid for the Husson Property (“Husson Successful Purchaser”, and together with the Bayshore Successful Purchaser, the “Successful Purchaser”).

PLEASE TAKE FURTHER NOTICE that the initial bid for the Husson Property at the 363 Sale will be \$450,000 with bid increments of \$25,000 or an amount the Trustee and his retained professionals deem appropriate at the 363 Sale.

PLEASE TAKE FURTHER NOTICE that, at the conclusion of the 363 Sale, the Broker or the Trustee will return the Qualifying Deposits to all Bidders, except for the Successful Purchasers and the Second Highest Bidders. Within 48 hours after conclusion of the 363 Sale, the Successful Purchasers shall deliver to the Trustee, by certified check or bank check made payable to “Gregory M. Messer, Chapter 7 Trustee” or by wire in immediately available federal funds, an amount equal to ten (10%) percent of the bids submitted at the 363 Sale by the Successful Purchasers, *minus* such Successful Purchasers’ applicable Qualifying Deposits (together with the Qualifying Deposits, the “Initial Deposits”), plus a six (6%) percent buyer’s premium of the amount of the bids by the Successful Purchasers for each of the Properties (“Buyers’ Premiums”).

PLEASE TAKE FURTHER NOTICE that the Successful Purchasers (and the Second Highest Bidders in the event of a Successful Purchaser’s Default) are solely responsible for paying the 6% Buyers’ Premiums at the 363 Sale. The highest or best bid by the Successful Purchasers at

the 363 Sale, together with the Buyers' Premiums, are defined herein as the "Purchase Price" for each of the Properties.

PLEASE TAKE FURTHER NOTICE that the 363 Sale of the Properties is subject to the entry of an Order confirming the 363 Sale to the Successful Purchaser by the Court ("Sale Confirmation Order"). The Trustee shall seek entry of the Sale Confirmation Order from the Court and will notify all parties when the hearing on the Sale Confirmation Order is scheduled.

PLEASE TAKE FURTHER NOTICE that each of the Successful Purchasers must close title on each of the Properties forty-five (45) days after the entry of the Sale Confirmation Order ("Closing Date(s)"), **TIME BEING OF THE ESSENCE** as to each of the Successful Purchasers, although such Closing Date(s) may be extended by the Trustee, in his sole and reasonable discretion, in consultation with the Lender. The Trustee has no obligation to extend the Closing Date(s).

PLEASE TAKE FURTHER NOTICE that the Successful Purchasers shall pay any village, city, county, state or other transfer taxes incurred by the transfer of the Properties by the estate on the Closing Date(s).

PLEASE TAKE FURTHER NOTICE that any requests for additional information about the Properties, including requests for the Sale Terms, may be obtained by contacting counsel to the Trustee, Ruskin Moscou Faltischek, P.C., Jacquelyn S. Loftin, Esq., at JLoftin@RMFPC.com or 516.663.6600, or Marc P. Yaverbaum, at my@myccorp.com at the contact information listed below.

Dated: September 29, 2026

Gregory M. Messer, as Chapter 7 Trustee
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