

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

JG FUNDING CORP.,

Index No.: 850430/2023

Plaintiff,

-against-

1363 FIRST OWNER LLC; 453 EAST 83RD STREET
LLC; PERL WEISZ; CHESKIE WEISZ; NEW YORK
CITY ENVIRONMENTAL CONTROL BOARD; NEW
YORK CITY DEPARTMENT OF TAXATION; NEW
YORK STATE DEPARTMENT OF TAXATION AND
FINANCE; SHARESTATES INVESTMENTS, LLC;
LEVON CAPITAL LLC; "JOHN DOE #1" through
"JOHN DOE #99,"

NOTICE OF SALE

Defendants.

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PLEASE TAKE NOTICE that Pursuant to a Judgment of Foreclosure and Sale in the above-entitled action entered on October 15, 2024 in approximate amount of \$7,490,500.00 plus interest thereon from April 13, 2024, together with costs, allowances, attorney's fees and expenses of sale as awarded by the Court in said Judgment, Elaine Shay, Esq., the Referee named in said Judgment, will sell at public auction on the 3rd day of December, 2025 at 2:15 p.m. in Room 130 of the New York County Courthouse located at 60 Centre Street, New York, New York 10007 the following two lots in separate parcels:

Parcel I is commonly known as 1363 1ST AVENUE, NEW YORK, NEW YORK 10021 and is described in the attached **Schedule A**

Parcel II is commonly known as 453 E 83RD STREET, NEW YORK, NY 10028 and is described in the attached **Schedule A**

Pursuant to the provisions of Judgment of Foreclosure and Sale in the above-captioned matter entered on October 15, 2024, the Parcels shall be sold separately with Parcel I being offered first. In the event that the Judgment amount remains unsatisfied, Parcel II shall be offered next.

Dated: November 4, 2025
Suffern, New York

MENASHE & LAPA LLP

by: /s/ Chezki Menashe
Chezki Menashe, Esq.
400 Rella Boulevard, Suite 190
Montebello, New York 10901
Tel. No.: (845) 520-9220

SCHEDULE A

Parcel I: All that certain plot, piece or parcel of land, situate, lying and being in the Borough of Manhattan, County of New York, City and State of New York, bounded and described as follows:

BEGINNING at a point on the westerly side of 1st Avenue distant 27 feet 2 inches northerly from the northwesterly corner of 1st Avenue and East 73rd Street;

RUNNING THENCE northerly along the westerly side of 1st Avenue, 25 feet;

THENCE westerly parallel with East 73rd Street and partly through the center of a party wall, 75 feet;

THENCE southerly parallel with 1st Avenue, 25 feet;

THENCE easterly parallel with East 73rd Street and partly through the center of another party wall, 75 feet to the westerly side of 1st Avenue, at the point or place of BEGINNING.

Designated as Block 1448, Lot 24, New York County and also known as Parcel I: 1363 First Avenue, New York, NY 10021.

Parcel II: All that certain plot, piece or parcel of land, situate, lying and being in the Borough of New York, County of New York, City and State of New York, bounded and described as follows:

BEGINNING at a point on the northerly side of East 83rd Street, distant 76 feet 6 inches westerly from the corner formed by the intersection of the westerly side of York Avenue (formerly Avenue A) with the northerly side of East 83rd Street;

RUNNING THENCE northerly and parallel with said westerly side of York Avenue, 102 feet 2 inches to the center line of the block;

THENCE westerly along said center line of the block and parallel with the northerly side of East 83rd Street, 20 feet;

THENCE southerly and parallel with the westerly side of York Avenue, 102 feet 2 inches to said northerly side of East 83rd Street;

THENCE easterly, along the said northerly side of East 83rd Street, 20 feet to the point or place of BEGINNING.

Designated as Block 1563, Lot 121, New York County and also known as Parcel II: 453 East 83rd Street, New York, NY, 10028.

SUPREME COURT - COUNTY OF NEW YORK

JG FUNDING CORP., Plaintiff -against- 1363 FIRST OWNER LLC; et al.,
Defendant(s). Pursuant to a judgment of foreclosure and sale dated October 4,
2024 and entered on October 15, 2024, I, the undersigned Referee will sell at
public auction in Room 130 at the portico of the New York County Courthouse
located at 60 Centre Street, New York, NY on December 3, 2025 at 2:15 p.m., the
premises known as 1363 1ST AVENUE, NEW YORK, NY 10021; Block 1448,
Lot 24 and 453 E 83RD STREET, NEW YORK, NY 10028; Block 1563, Lot 121
as more fully described in the complaint and Judgment.

Approximate amount of lien \$7,490,500.00 plus interest and costs

Premises will be sold subject to provisions of filed Judgment and Terms of Sale.

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ELAINE SHAY, ESQ., Referee

MENASHE AND LAPA LLP,

ATTORNEY(S) FOR PLAINTIFF

400 RELLA BLVD., SUITE 190, SUFFERN, NY 10901

DATED: October 30, 2025