

**NOTICE OF SALE SUPREME COURT NEW YORK COUNTY**

JPMORGAN CHASE BANK, N.A., Plaintiff against

TIP TOP TENTH AVE. MANAGEMENT, INC., et al Defendant(s)

Attorney for Plaintiff(s) Hinshaw & Culbertson LLP, 800 Third Avenue, 13th Floor, New York, NY 10022.

Pursuant to a Judgment of Foreclosure and Sale entered July 31, 2025, I will sell at public auction to the highest bidder at Motion Support Room 130 in the New York Supreme Court, 60 Centre Street, New York, New York 10007 on October 1, 2025 at 2:15 PM. Premises known as 736 10th Avenue, New York, NY 10019. Block 1060 Lot 2. 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. Approximate Amount of Judgment is \$4,114,057.48 plus interest, fees, and costs. Premises will be sold subject to provisions of filed Judgment Index No 850309/2024.

The foreclosure sale will be conducted in accordance with 1st Judicial District's Covid-19 Policies and foreclosure auction rules. The Referee shall enforce any rules in place regarding facial coverings and social distancing. Referee will only accept a certified bank check made payable to the referee.

Elaine Shay, Esq., Referee

File # 1076175