

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF NEW YORK-----X
453 EAST 83RD FUNDING L.P.,

Index No. 850183/2023

Plaintiff,

-against-

453 EAST 83RD STREET LLC, CHESKIE WEISZ,
NEW YORK CITY DEPARTMENT OF FINANCE,
NEW YORK STATE DEPARTMENT OF TAXATION
& FINANCE, 1363 FIRST OWNER LLC, and JG
FUNDING CORP.,

Defendants.

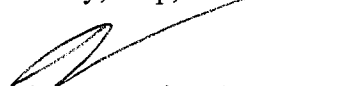
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NOTICE OF SALE

Pursuant to the Judgment of Foreclosure and Sale and Decision and Order on Motion (the "JFS") dated July 9, 2024, and entered on December 16, 2024, the Decision and Order on Motion dated February 5, 2025, and entered on February 5, 2025 (the "First Extension"), and the Decision and Order on Motion dated October 31, 2025, and entered on November 6, 2025 (the "Second Extension") and together with the JFS, First Extension, collectively, the "Judgment") in the above entitled action, I, the undersigned Referee will sell at public auction at the New York County Supreme Court, located at 60 Centre Street, Room 252, New York, New York 10007, on **January 14, 2026 at 2:15 P.M.**, (the "Foreclosure Auction") premises known as 453 East 83rd Street, New York, New York 10028 (Block: 1563; Lot: 121) (the "Property") and described in Schedule "A" annexed hereto.

As of the date of the Judgment, the approximate amount of the lien is \$7,857,890.82, plus accrued interest and costs. Property will be sold subject to the provisions of the filed Judgment and terms of sale.

Elaine Shay, Esq., Referee


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SCHEDULE A

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Manhattan, County, City and State of New York, more particularly 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.
