

NOTICE OF SALE

SUPREME COURT COUNTY OF NEW YORK

ALBANY AVENUE PARTNERS, LLC., Plaintiff

AGAINST

UPTOWN GAMBIT, INC., MICHAEL T. JOHNSON, ET AL., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered April 3, 2024, I, the undersigned Referee will sell at public auction at the New York County Courthouse in Room 130, located at 60 Centre Street, New York, NY on October 30, 2024 at 2:15PM, premises known as 3-5 West 122nd Street, Units 1B, 2C, 3C, 4A, 6A and 6D, New York, NY 10027. Units as identified as 1B, 2C, 3C, 4A, 6A and 6D may all be put up individually for bid. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Borough of Manhattan, City, County and State of New York, Block: 1721 Lots: 1002, 1007, 1011, 1013, 1021, and 1024. Approximate amount of judgment \$989,442.32 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #850429/2023. The aforementioned auction will be conducted in accordance with the NEW YORK County COVID-19 Protocols located on the Office of Court Administration (OCA) website (<https://ww2.nycourts.gov/Admin/oca.shtml>) and as such all persons must comply with social distancing, wearing masks and screening practices in effect at the time of this foreclosure sale.

Doron Leiby, Esq., Referee

Law Offices of Alan J. Waintraub PLLC

125-10 Queens Blvd., Suite 311

Kew Gardens, NY 11415

UPTOWN GAMBIT

SUPREME COURT STATE OF NEW YORK
COUNTY OF NEW YORK

UPTOWN GAMBIT
Index No. 850429/2023

AFFIRMATION OF SERVICE BY MAIL

ALBANY AVENUE PARTNERS, LLC., Plaintiff

vs.

UPTOWN GAMBIT, INC., MICHAEL T JOHNSON, ET AL., Defendant(s)

Cassidy Ertel, affirms and says that I was at the time of service over the age of eighteen, not a party to this action and resides in the State of New York.

That on October 7, 2024, I mailed a true copy of the Notice of Sale in this action on those defendants, whose names, representation and designated addresses appear below, by depositing a true copy of same, enclosed in a postpaid properly addressed wrapper, in an official depository under the exclusive care and custody of the United States Postal Service within the State of New York.

Referee:

Doron A. Leiby, Esq.
32 Broadway
New York, NY 10004

Law Offices of Earl Williams
20 East Third Street
Mount Vernon, NY 10550

Uptown Gambit Inc.
2006 Fifth Avenue
White Plains, New York 10605

Michael T. Johnson
2006 Fifth Avenue
New York, New York 10035

NEW YORK CITY ENVIRONMENTAL CONTROL BOARD
100 Church Street, 4th Floor
New York, NY 10007

COMMISSIONER OF LABOR, STATE OF NEW YORK
State Office Campus Building 12
W Averell Harriman Campus
Albany, NY 12226

ADAM LEITMAN BAILEY, P.C.
Attn: Courtney Lerias, Esq.
One Battery Park Plaza, Eighteenth Floor
New York, New York 10004

Current Occupant
3-5 West 122nd Street, Unit 1B
New York, NY 10027

Current Occupant
3-5 West 122nd Street, Unit 2C
New York, NY 10027

Current Occupant
3-5 West 122nd Street, Unit 3C
New York, New York, 10027

Current Occupant
3-5 West 122nd Street, Unit 4A
New York, New York, 10027

Current Occupant
3-5 West 122nd Street, Unit 6A
New York, New York, 10027

Current Occupant
3-5 West 122nd Street, Unit 6D
New York, New York, 10027

I affirm on, October 7, 2024 under the penalties of perjury under the laws of New York, which may include a fine or imprisonment, that the foregoing is true, and I understand that this document may be filed in an action or proceeding in a court of law.



Cassidy Ertel