

**NOTICE OF SALE**

SUPREME COURT COUNTY OF NEW YORK, PS FUNDING, INC., Plaintiff, vs. ITAY KAHIRI LLC, ET AL.,  
Defendant(s).

Pursuant to an Amended Judgment of Foreclosure and Sale and Decision + Order on Motion duly entered on March 24, 2023, a Decision + Order on Motion duly entered on November 16, 2023 and a Decision + Order on Motion duly entered on May 30, 2024, I, the undersigned Referee will sell at public auction at Room 130 of the New York County Courthouse, 60 Centre Street, New York, NY 10007 on November 13, 2024 at 2:15 p.m., premises known as 400 East 70th Street Unit 505, New York, NY 10021. 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 of New York, City and State of New York, Block 1464 and Lot 1020 together with an undivided 0.2880 percent interest in the Common Elements. Approximate amount of judgment is \$650,260.80 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #850131/2021.

Clark Whitsett, Esq., Referee

Chartwell Law, One Battery Park Plaza, Suite 710, New York, New York 10004, Attorneys for Plaintiff