

NOTICE OF SALE

SUPREME COURT – COUNTY OF NEW YORK, Index #153737/2022, **THE BOARD OF MANAGERS OF THE 491-497 GREENWICH STREET CONDOMINIUM, suing on behalf of the unit owners**, Plaintiff, -against- **GABRIEL INCHAUSPE et al.**, Defendant(s). Pursuant to a Judgement of Foreclosure and Sale duly entered in the New York County Clerk's Office on August 6, 2024, the undersigned Referee will sell at public auction in Room 130 of the New York County Supreme Court, located at 60 Centre Street, New York, New York 10007 on December 4, 2024, at 2:15pm, the premises known as 491-497 Greenwich Street, Unit 2C, New York, New York 10013, and described as follows:

ALL that certain plot, piece or parcel of land, situate, lying and being designated on the tax maps of the City of New York, County of New York as Block 594, Lot 1206.

The approximate amount of the Judgement is \$143,867.06, plus continuing future charges, interest, costs, disbursements, expenses, and legal fees.

The premises will be sold subject to the provisions of the aforesaid Judgement of Foreclosure and Sale.

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 and as such all persons must comply with social distancing, wearing masks and screening practices if such rules are in effect at the time of this foreclosure sale.

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Colbert Law LLC

Sabbir Ahmed, Esq., Of Counsel

Attorney for Plaintiff

28 Liberty St., 6th Fl.

New York, NY 10005

646-880-3000

Elaine Shay, Esq., Referee

CHICAGO TITLE INSURANCE COMPANY
SCHEDULE A DESCRIPTION

The Condominium Unit (in the Building located at and known as and by Street Number 491-497 GREENWICH STREET, NEW YORK, NEW YORK), designated and described as Unit 2C (hereinafter called the "Unit") in the Declaration (hereinafter called "Declaration") made by the Sponsor under the Condominium Act of The State of New York (Article 9-B of the Real Property Law of the State of New York), dated 5/20/2004 and recorded 7/27/2004 in the Office of the Register The City of New York, County of NEW YORK, in CRFN 2004000462082 establishing a plan for Condominium ownership of said Building and the land upon which the same is erected (hereinafter sometimes collectively called the "Property") and also designated and described as Tax Lot No. 1206 Block 594 Section 2, Borough of MANHATTAN on the Tax Map of the Real property assessment department of the City of New York and on the floor plans of said Building certified by Michael Zenreich on 6/4/2004 and filed as Condominium Plan No. 1379 on 7/27/2004 in the aforesaid Register's Office.

The land upon which the Building containing the Unit is erected as follows:

PARCEL 1

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, being all of Lot No. 597 and part of Lot No. 598 on the map made by the Commissioners who divided the Estate of Anthony Lispenard among his heirs, which map was filed in the Office of the Register of the City and County of New York by James A. Hamilton, Master in Chancery on the 13th day of January 1818, the said parcel of land hereby described being bounded and described as follows:

BEGINNING at a point on the easterly side of Greenwich Street at the distance of 130 feet 6 inches northerly from the corner formed by the intersection of the easterly side of Greenwich Street with the northerly side of Canal Street;

RUNNING THENCE easterly at right angles to Greenwich Street, 90 feet;

THENCE northerly, parallel with Greenwich Street, 44 feet to Lot No. 596 on said map now or lately belonging to James Owens;

THENCE westerly along said Lot No. 596, 90 feet to the easterly side of Greenwich Street; and

THENCE southerly, along the easterly side of Greenwich Street, 44 feet to the point or place of BEGINNING.

--CONTINUED--

CHICAGO TITLE INSURANCE COMPANY

Title No.: 3104-00028

LEGAL DESCRIPTION -- CONTINUED

PARCEL 2:

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 easterly side of Greenwich Street, distant 174 feet 6 inches or thereabouts northerly from the corner formed by the intersection of the easterly side of Greenwich Street, with the northerly side of Canal Street;

THENCE easterly and parallel with Spring Street 90 feet;

THENCE northerly and parallel with Greenwich Street 24 feet 9 inches;

THENCE westerly and again parallel with Spring Street, 90 feet to the easterly side of Greenwich Street; and

THENCE southerly and along the easterly side of Greenwich Street 24 feet 9 inches to the point or place of BEGINNING.