

**NOTICE OF SALE**

SUPREME COURT-NEW YORK COUNTY- HNY CLUB SUITES OWNERS ASSOCIATION INC., BY AND THROUGH ITS BOARD OF DIRECTORS, Plaintiff v. GIULIANO BENINCASA, RABIA BENINCASA, et al Defendants. - Index # 850231/2024. Pursuant to Judgment of Foreclosure and Sale dated September 10, 2025 and entered on October 9, 2025, I, the undersigned Referee will sell at public auction in Room 130 of the NY County Courthouse located 60 Centre Street, NY, NY on Wednesday, November 19, 2025, at 2:15 pm, premises being an undivided ownership interest as tenant-in common with other owners in the Timeshare Unit in the building located at 1335 Avenue of the Americas, New York, NY; known as NYH Condominium. Together with an undivided 5,000/28,402,100 of the 3.1810% interest in Common Elements. This foreclosure on ownership interest in a timeshare unit, a studio penthouse on a floating use basis every year, in accordance with and subject to declarations.

Declaration of Covenants, Conditions and Restrictions dated February 1, 2002, and December 23, 2003, as CRFN # 2003000526514 as recorded in the Office of Register, County, City and State of New York. The timeshare Unit is also designated as Block 1006 and Lot 1302.

Approximate amount of judgment is \$8,683.07 plus costs and interest as of February 28, 2024. Sold subject to terms and conditions of filed Judgment and Terms of Sale which includes annual maintenance fees and charges. Mark McKew, Esq., Referee. Cruser, Mitchell, Novitz, Sanchez, Gaston, & Zimet LLP, Attys. for Pltf., 341 Conklin Street, Farmingdale, NY.