

SUPREME COURT OF THE STATE OF NEW YORK  
NEW YORK COUNTY  
57TH ST. VACATION OWNERS ASSOCIATION,  
INC., BY AND THROUGH ITS BOARD OF  
DIRECTORS,

Plaintiff(s)  
  
JOAN BAFALOUKAS, et al.,  
  
Defendant(s)

Part 32  
Hon. Francis Kahn, III  
  
Index No. 850161/2023

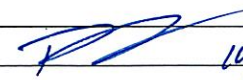
Property Address: 102 WEST 57TH STREET, NEW YORK, NY 10019  
Sale Date: OCTOBER 22, 2025

A. Were there surplus funds? ☐ Yes ☒ No

B. To be completed by the Referee

Amount of final judgment of foreclosure	\$ 28,282.49
Sale price of property	\$ 100.00
Upset price	\$ 14,610
Surplus amount	\$ -0-

C. To be completed by Referee conducting the sale (please print)

Name: Doron Leiby, Esq. Telephone: 212-227-4200  
Address: 32 Broadway, 13th Floor, New York, NY 10004  
E-mail Address:   
Signature and Date:  10/22/2025

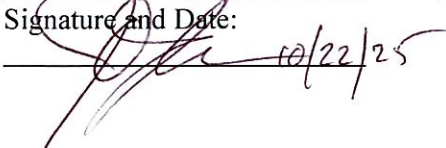
D. To be completed by Plaintiff's Representative

Name  
Druckman Law Group PLLC, as attorneys  
Address: 242 Drexel Avenue  
Westbury, NY 11590  
E-mail address: TLipski@dlgnylaw.com  
Telephone: 516-876-0800

Signature and Date:  10/22/25

E. To be completed by Purchaser

Name  
Druckman Law Group PLLC, as attorneys  
Address: 242 Drexel Avenue  
Westbury, NY 11590  
E-mail Address: TLipski@dlgnylaw.com  
Telephone: 516-876-0800

Signature and Date:  10/22/25