

NOTICE OF SALE

SUPREME COURT - COUNTY OF NEW YORK.

57TH ST. VACATION OWNERS ASSOCIATION, INC., BY AND THROUGH ITS BOARD OF

DIRECTORS, Plaintiff -against- BRIAN ALAN BAXTER, MARY ANNE BAXTER, et al Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale dated May 1, 2025, I, the undersigned Referee will sell at public auction in Room 130 of the New York County Courthouse, 60 Centre Street, New York, NY on September 3, 2025 at 2:15 p.m. premises situate, lying and being in the Borough of Manhattan, County of New York, City and State of New York, being an undivided ownership interest as tenant-in-common with other owners in the Timeshare Unit in the building located at 102 West 57th Street, New York, NY. Together with an appurtenant undivided 0.00986400000% common interest percentage. This is a 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 October 10, 2008 and October 31, 2008 as CFRN # 2008000426142 as recorded in the Office of the City Register, County, City and State of New York. The Timeshare Unit is also designated as Block 1009 and Lot 37.

The Referee does not accept cash payments as any part of the deposit or purchase price. Only bank checks or certified checks payable to Bruce Lederman, Esq., as referee will be accepted

Said premises known as 102 WEST 57TH STREET, NEW YORK, NY 10019

Approximate amount of lien \$14,680.49 plus interest & costs.

Premises will be sold subject to provisions of filed Judgment and Terms of Sale.

Index Number 850306/2023.

BRUCE LEDERMAN, ESQ., Referee

DRUCKMAN LAW GROUP PLLC

Attorney(s) for Plaintiff

242 Drexel Avenue, Westbury, NY 11590

DLG# 39335

{* IRISH ECHO*}