

SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF NEW YORK

RREF IV – D DLI GS, LLC,

Plaintiff,

Index No. 850126/2022

-against-

HFZ EAST 51<sup>ST</sup> STREET RETAIL OWNER LLC,  
HFZ CAPITAL GROUP LLC, BOARD OF  
MANAGERS OF HALCYON CONDOMINIUM,  
EAST 51<sup>ST</sup> STREET DEVELOPMENT COMPANY  
LLC, 968 KINGSMEN, LLC, JAMES KENNELLY,  
NEW YORK CITY DEPARTMENT OF FINANCE,  
NEW YORK STATE DEPARTMENT OF  
TAXATION AND FINANCE, PERCIBALLI  
INDUSTRIES, INC., GILLMAN CONSULTING  
INC., UNITED STATES INFORMATION  
SYSTEMS INC., TRITON CONSTRUCTION  
COMPANY LLC, DESIMONE CONSULTING  
ENGINEERING PC,

**NOTICE OF SALE**

Defendants.

**PLEASE TAKE NOTICE** that pursuant to that certain Final Judgment of Foreclosure and Sale dated May 15, 2025 and entered herein on May 19, 2025, the court-appointed Referee will sell at public auction in Room 130 of the New York County Courthouse, Supreme Court, 60 Centre Street, New York, New York 10007 on July 23, 2025 at 2:15 p.m. that certain premises situate, lying and being in the Borough of Manhattan, County, City and State of New York, more particularly bounded and described as follows:

The Condominium Units (the "Units") in the Building known as Halcyon Condominium (the "Building"), located at and known as and by Street Number 303 East 51st Street, New York, N.Y., designated and described as Unit GAR and RET1 in the Declaration establishing a plan for condominium ownership of said Building and the Land upon which it is situate (the "Land") under Article 9-B of the Real Property Law of the State of New York, dated 3/20/2015 and recorded on 5/4/2015 in the Office of the Register of the City of New York, County of New York (the "City Register's Office") under CRFN 2015000148440, said Units also being designated as Tax Lots 1201 and 1202 in Block 1344 of Section 5 of the Borough of Manhattan on the Tax Map of the Real Property Assessment Department of the City of New York (the "Assessment Department") and on the Floor Plans of the said Building filed in the Assessment Department as Condominium Plan No. 2590 and also filed in the City Register's Office on 5/4/2015 as Condominium Map filed under CRFN 2015000148441.

TOGETHER with an undivided 4.6830 percent and 9.7255 percent interest respectively in Common Elements of the Condominium as described in the Declaration.

The Land on which the Building containing the Unit is situate is bounded and described as follows:

ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough of Manhattan, City, County and State of New York, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the northerly side of East 51<sup>st</sup> Street with the easterly side of Second Avenue;

RUNNING THENCE northerly along the easterly side of Second Avenue, 125 feet 5 inches;

THENCE easterly parallel with East 51<sup>st</sup> Street, 100 feet;

THENCE southerly parallel with Second Avenue, 25 feet 5 inches (25 feet per tax map);

THENCE easterly parallel with East 51<sup>st</sup> Street, 25 feet;

THENCE southerly parallel with Second Avenue, 100 feet to the northerly side of East 51<sup>st</sup> Street (100 feet 5 inches tax map);

THENCE westerly and along the northerly side of East 51<sup>st</sup> Street, 125 feet to the point or place of BEGINNING.

Said premises to be sold by the undersigned is known as and located at 305 EAST 51ST STREET, UNITS GAR AND RET 1, NEW YORK, NEW YORK a/k/a Block 1344, Lots 1201 and 1202 (the "Premises") together with an undivided 4.6830 percent and 9.7255 percent interest respectively in common elements of the Condominium known as the HALCYON CONDOMINIUM. The approximate amount of lien pursuant to the Final Judgment of Foreclosure and Sale is in the amount of \$29,913,652.38 plus interest and costs. The Premises will be sold subject to provisions of the Final Judgment of Foreclosure and Sale and Terms of Sale.

HOWARD W. KINGSLEY, ESQ.,  
Court Appointed Referee.

Dated: New York, New York  
May 29, 2025

**HOLLAND & KNIGHT LLP**

By: /s/ Maximiliano Rinaldi

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