

NOTICE OF SALE

SUPREME COURT - COUNTY OF NEW YORK.

HNY CLUB SUITES OWNERS ASSOCIATION INC., BY AND THROUGH ITS BOARD OF DIRECTORS, Plaintiff -against- JAMES VASSOS, ERICA WARNER, et al Defendant(s). Pursuant to a Judgment of Foreclosure and Sale dated April 13, 2021, I, the undersigned Referee will sell at public auction in Room 252 of the New York County Courthouse, 60 Centre Street, New York, NY on Wednesday, January 21, 2026 at 2:15 p.m. 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 The NYH Condominium. Together with an appurtenant undivided 0.0381% in 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 27, 2003 and November 3, 2003 as CFRN # 2003000442513 as recorded in the Office of the City Register, County, City and State of New York. The Timeshare Unit is also designated as Block 1006 and Lot 1302. *referee does **NOT** accept cash; only bank or certified checks payable to Ann Pinciss Berman as referee*.

Said premises known as 1335 AVENUE OF THE AMERICAS, NEW YORK, NY

Approximate amount of lien \$13,676.09 plus interest & costs.

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

Index Number 850086/2019.

ANN PINCISS BERMAN, ESQ., Referee

DRUCKMAN LAW GROUP PLLC

Attorney(s) for Plaintiff

242 Drexel Avenue, Westbury, NY 11590

DLG# 38386

{* IRISH VOICE (SCOTLAND)*}