

Helecho 38

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

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BOARD OF DIRECTORS OF FIFTH AND  
FIFTY-FIFTH RESIDENCE CLUB ASSOCIATION INC.,  
for itself and on behalf of all club unit owners,

Plaintiff,

-against-

HELECHO INC., BOARD OF MANAGERS OF FIFTH  
AND FIFTY-FIFTH CONDOMINIUM, NEW YORK  
STATE DEPARTMENT OF TAXATION AND  
FINANCE, and NEW YORK CITY DEPARTMENT OF  
FINANCE,

Defendants.  
----- X

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:  
: Index No. 150207/2019  
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: **NOTICE OF SALE**  
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: Premises:  
: MANHATTAN  
: Section: 5  
: Block: 1290  
: Lot: 1233  
:

**SIRS and MESDAMES:**

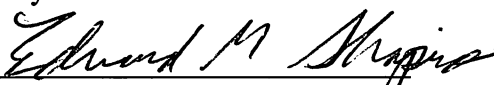
**PLEASE TAKE NOTICE**, that below is a true and complete copy of the Notice of Sale being published in the New York Law Journal pursuant to the Order and Judgment of Foreclosure and Sale of the Honorable James E. d'Auguste, dated July 31, 2023, entered August 4, 2023, in the above-captioned action.

NOTICE OF SALE SUPREME COURT, NEW YORK COUNTY, Bd of Dir of Fifth and Fifty-Fifth Residence Club Assoc Inc. ("Club Assoc"), Pltf, vs Helecho Inc., et al, Defts, Index # 150207/2019 – Pursuant to Order & Judgment of Foreclosure & Sale dated July 31, 2023 entered August 4, 2023, I, the undersigned Referee, will sell in 1 parcel, at public auction, in Room 130 of the NY Co. Supreme Courthouse, 60 Centre St, NY, NY, on Sept. 4, 2024 at 2:15 pm, the fractional undivided interest (a/k/a time-share interest) of defendant Helecho Inc., who is a tenant in common with other club members in Club Unit 103630 a/k/a 1036 owned by Club Assoc in The Fifth and Fifty-Fifth Condominium in the building located at 2 E 55th St, NY, NY (Block 1290, Lot 1233). Approx. amount of Judgment is \$208,497.13 plus interest & costs. Sold subject to terms and conditions of said Judgment and Terms of Sale. STEVEN B. SHAPIRO, Referee. REA & ASSOCIATES, LLC, Attys. for Pltf, 305 Broadway, Suite 700, NY, NY 10007.

(\* NYLJ \*)

Dated: August 7, 2024

REA & ASSOCIATES, LLC  
Attorneys for Plaintiff

By:   
Edward M. Shapiro, Esq., of counsel  
1000 U.S. Highway 9N, Suite 206  
Woodbridge, New Jersey 07095  
(973) 886-7533  
ed@edshapirolaw.com

**AFFIRMATION OF SERVICE**

EDWARD M. SHAPIRO, ESQ., an attorney at law, duly licensed to practice law in the State of New York, affirms under the penalty of perjury as follows:

Affirmant is over 18 years of age, is not a party to this action, and resides in the County of Essex, State of New Jersey. On August 7, 2024, Affirmant served the within **NOTICE OF SALE** upon the parties listed below in this action by depositing a true copy of same, in a securely sealed postage paid envelope, in an official depository under the exclusive care and custody of the United States Postal Service.

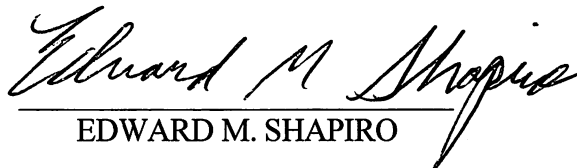
To: Helecho Inc.  
c/o M. Nader Ahari, Esq.  
524 Broadway, Suite 405  
New York, New York 10012

Helecho Inc.  
c/o M. Nader Ahari, Esq.  
200 Park Avenue South, Suite 1608  
New York, New York 10003

Board of Managers of Fifty and Fifty-Fifth Condominium  
2 East 55<sup>th</sup> Street  
New York, New York 10022

New York State Department of Taxation and Finance  
Building 9, W. A. Harriman Campus  
Albany, New York 12227

New York City Department of Finance  
66 John Street, 2nd Floor  
New York, New York 10038

  
EDWARD M. SHAPIRO

Dated: August 7, 2024