

Escenario 48

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-

ESCENARIO 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.

Index No. 150205/2019

NOTICE OF SALE

Premises:
MANHATTAN
Section: 5
Block: 1290
Lot: 1232

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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 March 22, 2023, entered June 27, 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 Escenario Inc., et al, Defts, Index # 150205/2019 – Pursuant to Order & Judgment of Foreclosure & Sale dated March 22, 2023 entered June 27, 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 Escenario Inc., who is a tenant in common with other club members in Club Unit 103531 a/k/a 1035 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 1232). Approx. amount of Judgment is \$205,311.31 plus interest & costs. Sold subject to terms and conditions of said Judgment and Terms of Sale. BRADLY MARKS, 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: Escenario Inc.
c/o M. Nader Ahari, Esq.
524 Broadway, Suite 405
New York, New York 10012

Escenario 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 55th 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