

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

GAIL LOWE MAIDMAN LLC,

Plaintiff,

-against-

E.L. 27 REALTY LLC, ET AL.,

Defendants.

x

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: Index No. 850126/2019

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: **NOTICE OF SALE IN
FORECLOSURE**

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Pursuant to a Judgment of Foreclosure and Sale entered on April 2, 2024 in the above entitled action, Clark Whitsett, Esq. appointed as Referee pursuant to the Judgment of Foreclosure and Sale entered on April 2, 2024, will sell at public auction at the portico at the New York County Courthouse located at 60 Centre Street, New York, New York 10007, on Wednesday, **September 11, 2024 at 2:15 pm**, the following premises in the following order, as described more fully in Schedule "A" annexed hereto.

- (i) The premises known as 30 Central Park South, Unit 14D, New York, NY 10019 (Block 1274, Lot 1054);
- (ii) The premises known as 106 Central Park South, Unit 7L, New York, NY 10019 (Block 1011, Lot 4153);
- (iii) The premises known as 177 East 70th St., New York, NY 10021 (Block 1405, Lot 32);
- (iv) The premises known as 715 Park Ave, Unit 6E, New York, NY 10021 (Block 1404, Lot 1028)

Approximate amount of the lien is \$2,000,000, plus interest and costs. Premises will be sold subject to the provisions of the filed judgment and terms of sale.

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Schedule A – Legal Description of Mortgaged Properties**PARCEL A: 30 Central Park South, Unit 14D, New York, NY (Block 1274 Lot 1054):**

The Condominium Unit (hereinafter referred to as the "Unit") known as Unit No. 14D in the building (hereinafter referred to as the "Building") known as Central Park South Medical Condominium and by the street number 30 Central Park South, County and State of New York, said Unit being designated and described as Unit No. 14D in a certain declaration dated April 30, 1985, made by Grantor pursuant to Article 9-B of the Real Property Law of the Act of the State of New York (hereinafter referred to as the "Condominium Act"), establishing a plan for condominium ownership of the building and land (hereinafter referred to as the "Land") upon which the building is situated (which land is more particularly described below, which declaration was recorded in the Office of the City Register of New York County on May 31, 1985 in Reel 917 page 383 (the "Declaration"). This Unit is also designated as Tax Lot 1054 in Block 1274 of Section 5b of the City of New York on the Tax Map of Real Property Assessment Department of the County of New York on the Floor Plans of the Building certified by Hurley Farinella, Architects on March 9, 1985, and filed with the Real Property Assessment Department of New York on May 31, 1985, as Condominium Plan No. 220 and also filed in the Office of the City Register of New. York County on May 31, 1985 as Condominium Plan No. 220;

TOGETHER with an undivided .9937% interest in the Common Elements (as such is defined in the Declaration)

The land on which the building containing the Unit is located 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 a point on the southerly side of 59th Street, distant 320 feet easterly from the corner formed by the intersection of the southerly side of 59th Street and the easterly side of 6th Avenue;

RUNNING THENCE southerly parallel with 6th Avenue and part of the way through a party wall, 10.0 feet 5 inches to the center line of the block;

THENCE easterly along said line, 50 feet;

THENCE northerly parallel with 6th Avenue and part of the way through a party wall, 100 feet 5 inches to the southerly side of 59th Street;

THENCE westerly along the southerly side of 59th Street, 50 feet to the point or place of BEGINNING.

PARCEL B: 106 Central Park South, Unit 7L, New York, NY (Block 1011 Lot 4153):

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:

THE Unit (In the Building located at and known as and by Street Number 106 Central Park South, New York, NY) known as Trump Parc Condominium, designated as Unit No. 7L (hereinafter the "Unit") in the Declaration (hereinafter called the "Declaration"), made by Grantor under the Condominium Act of The State of New York (Article 9-B of the Real Property Law of the State of New York), dated September 14, 1987 and recorded November 30, 1987 in the Office of the Register of the City of New York, County of New York, in Reel 1324 page 792 establishing a plan for Condominium ownership of said Building and the land upon which it is erected (hereinafter sometimes collectively called the "Property") designated and described as Tax Lot No. 4153 in Block 1011, Section 4, Vol 1, Borough of Manhattan on Tax Map of the Real Property Assessment Department of the City of New York and on the Floor Plans of said Building certified by Frank Williams & Associates on September 14, 1987 filed with the Real Property Assessment Department of the City of New York on November 23, 1987 as Condominium Plan No. 496 and also filed in the City Register's Office on November 30, 1987 as Condominium Plan No. 4705 (hereinafter referred to as the "Floor Plans");

TOGETHER with an undivided .1745% interest in the Common Elements (as such term defined in the Declaration) of the Trump Parc Condominium;

BEGINNING at the corner formed by the intersection of the northerly side of 58th Street with the westerly side of Avenue of the Americas;

RUNNING THENCE westerly along the northerly side of 58th Street, 125 feet;

THENCE northerly parallel with Avenue of the Americas, 200 feet 10 inches to the southerly side of 59th Street;

THENCE easterly along the southerly side of 59th Street, 53 feet 6 inches;

THENCE southerly parallel with the Avenue of the Americas, 100 feet 5 inches to the center line of the block;

THENCE easterly along the center line of the block, 71 feet 6 inches to the westerly side of Avenue of the Americas; and

THENCE southerly along the westerly side of Avenue of the Americas, 100 feet 5 inches to the point or place of BEGINNING.

PARCEL C: 177 East 70th Street New York, NY (Block 1405 Lot 32):

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 a point on the northerly side of Seventieth Street distant one hundred and twelve feet six inches westerly from the northwesterly corner of Seventieth Street and Third Avenue;

RUNNING THENCE westerly along the northerly side of Seventieth Street, twelve feet six inches;

THENCE northerly parallel with Third Avenue, one hundred feet five inches;

THENCE easterly parallel with Seventieth Street, twelve feet six inches; and

THENCE southerly parallel with Third Avenue and part of the way through a party wall, one hundred feet five inches to the point or place of BEGINNING.

PARCEL D: 715 Park Avenue, Unit 6E, New York, NY (Block 1404 Lot 1028).

The Unit (In the Building located at and known as and by Street Number 715 Park Avenue, New York, NY) known as The Park Avenue Condominium, designated as Unit No. 6E (hereinafter the "Unit") in the Declaration (hereinafter referred to as the "Declaration") made by Grantor under the Condominium Act of The State of New York (Article 9-B of the Real Property Law of the State of New York), dated March 1, 1984 and recorded May 2, 1984 in the Office of the Register of the City of New York, County of New York in Reel 788 page 1978 establishing a plan for Condominium ownership of said Building and the land upon which it is erected (hereinafter sometimes collectively called the "Property") designated and described as Tax Lot No. 1028 in Block 1404, Borough of Manhattan on Tax Map of the Real Property Assessment Department of the City of New York and on the Floor Plans of said Building certified by Hurley & Farinella and filed with the Real Property Assessment Department of the City of New York on May 2, 1984 as File No. 151 bounded and described as follows:

TOGETHER with an undivided 1.0702% interest in the Common Elements of the Condominium:

The land on which the building containing the Unit is located 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 easterly side of Park Avenue and the southerly side of East 70th Street;

RUNNING THENCE easterly along the southerly side of East 70th Street, 125 feet to a point opposite the center of the party wall;

THENCE southerly on a line parallel with the easterly side of Park Avenue and part of the distance through the center of said last mentioned party wall, 100 feet to the center line of the block;

THENCE westerly on a line parallel with the southerly side of East 70th Street and along the said center line of the block, 20 feet;

THENCE northerly on a line again parallel with the easterly side of Park Avenue, 40 feet;

THENCE westerly on a line parallel with the southerly side of East 70th Street and for a part of the distance through a party wall, 105 feet to the easterly side of Park Avenue; and

THENCE northerly along the easterly side of Park Avenue, 60 feet 5 inches to the point or place of BEGINNING.