

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

POPULAR BANK FKA BANCO  
POPULAR NORTH AMERICA,

-against-

PATRICK REGAN A/K/A PATRICK B.  
REGAN, ET AL.

### NOTICE OF SALE

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure entered in the Office of the Clerk of the County of New York on January 21, 2025, wherein POPULAR BANK FKA BANCO POPULAR NORTH AMERICA is the Plaintiff and PATRICK REGAN A/K/A PATRICK B. REGAN, ET AL. are the Defendant(s). I, the undersigned Referee, will sell at public auction at the NEW YORK COUNTY CIVIL SUPREME COURTHOUSE, ROOM 130, 60 CENTRE STREET, NEW YORK, NY 10007, on June 4, 2025 at 2:15PM, premises known as 4260 BROADWAY, UNIT 306, NEW YORK, NY 10033; and the following tax map identification: 2164-1036.

**THE CONDOMINIUM UNIT (THE "UNIT") KNOWN AS UNIT 306 IN THE BUILDING (THE "BUILDING") KNOWN AS "THE 4260 BROADWAY CONDOMINIUM" LOCATED AND KNOWN AS BY THE STREET NUMBER 4260 BROADWAY IN THE BOROUGH OF MANHATTAN, COUNTY, CITY AND STATE OF NEW YORK, DESIGNATED AND DESCRIBED AS UNIT NO. 306 IN THE DECLARATION ESTABLISHING A PLAN FOR CONDOMINIUM OWNERSHIP OF SAID BUILDING AND THE LAND UPON WHICH IT IS SITUATE UNDER ARTICLE 9-B OF THE REAL PROPERTY LAW OF THE STATE OF NEW YORK (THE "NEW YORK CONDOMINIUM ACT"),**

**TOGETHER WITH AND SUBJECT TO AN UNDIVIDED 0.8527% INTEREST IN THE COMMON ELEMENTS;**

**THE PREMISES WITHIN WHICH THE UNIT IS LOCATED ARE MORE PARTICULARLY 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**

Premises will be sold subject to provisions of filed Judgment Index No.: 850663/2023. Elaine Shay, Esq. - Referee. Robertson, Anschutz, Schneid, Crane & Partners, PLLC, 900 Merchants Concourse, Suite 310, Westbury, New York 11590, Attorneys for Plaintiff. **All foreclosure sales will be conducted in accordance with Covid-19 guidelines including, but not limited to, social distancing and mask wearing. \*LOCATION OF SALE SUBJECT TO CHANGE DAY OF IN ACCORDANCE WITH COURT/CLERK DIRECTIVES.**