

# Greenspoon Marder LLP

Capital Plaza I  
201 East Pine Street, Suite 500  
Orlando, Florida 32801-2718

December 6, 2018

82-500534

VIA FIRST CLASS U.S. MAIL

JAMES B. LEYTUS  
TROY B. LEYTUS

Re: **DEED IN LIEU OF FORECLOSURE**  
**NOTICE OF INTENT TO FILE LIEN(S) AND FORECLOSE**  
57<sup>th</sup> Street Vacation Owners Association, Inc.  
CONTRACT NO. [REDACTED] / FILE NO. [REDACTED]

Dear JAMES B. LEYTUS & TROY B. LEYTUS:

This firm represents the interests of 57<sup>th</sup> Street Vacation Owners Association, Inc. (the "Association"). To date, the Association has been unsuccessful in its attempts to collect the amounts owed by you. The Association has directed that a lien be filed against your timeshare interest and foreclosed pursuant to New York law if the debt is not resolved.

**The Association is willing to accept a Special Warranty Deed in lieu of the foreclosure of your interest and waive the outstanding amounts owed to the Association if the Association receives a properly executed Special Warranty Deed from you within thirty-five (35) days of the date of your receipt of this letter. The form of the Special Warranty Deed is attached to this letter.**

As of the date of this letter, you owe the Association past due maintenance and tax assessments, interest, late fees, costs, and attorney's fees in the amount of \$10,360.64 pursuant to the Declaration and the Association's governing documents, as well as applicable law. If you choose not to sign the enclosed Special Warranty Deed, please be advised that the Association must receive payment of the total amount past due within thirty-five (35) days of the date of your receipt of this letter or the Association will proceed to file a lien against your timeshare interest and foreclose pursuant to New York law. This letter shall serve as the Association's formal notice of intent to file a lien against your timeshare interest and foreclose pursuant to New York law. If a foreclosure is initiated, the Association will pursue its in rem rights only and will not seek a deficiency judgment even if the proceeds of the sale of your timeshare interest are insufficient to offset the amounts secured by the Association's lien.

Please remit all payments directly to the Association c/o Hilton Grand Vacations Company, 6355 W. Metro West Blvd., Suite 180, Orlando, FL 32835. Please mail or fax evidence of payments to this same address if you have proof of payment of the amounts owed to the Association.

**YOU MUST CONTACT THE ASSOCIATION AT 1-888-875-4479 PRIOR TO MAKING PAYMENT AS THE AMOUNT YOU OWE ON THE DATE OF PAYMENT MAY BE GREATER THAN THE AMOUNT STATED ABOVE. IF YOU REMIT PAYMENT AND IT IS LESS THAN THE AMOUNT YOU OWE AS OF THE DATE THE PAYMENT IS RECEIVED, AN ADJUSTMENT MAY BE NECESSARY TO REFLECT ANY ADDITIONAL SUMS WHICH MAY BE OWED.**