

**REFEREE'S NOTICE OF SALE IN FORECLOSURE****SUPREME COURT - COUNTY OF NEW YORK**

**MASSACHUSETTS INSTITUTE OF TECHNOLOGY FEDERAL CREDIT UNION, Plaintiff - against -  
DAVIS BERGMAN, et al Defendant(s).**

Pursuant to a Judgment of Foreclosure and Sale entered on January 9, 2025. I, the undersigned Referee will sell at public auction in Room 252 of the New York County Courthouse located at 60 Centre Street, New York, New York 10007 on the 14th day of January, 2026 at 2:15 PM. All that certain piece or parcel of real property, situate and being a part of a condominium in the Borough of Manhattan, County, City and State of New York.

Premises known as 225 East 46th Street, Unit 12F, New York, NY 10017.

(Block: 1320, Lot: 1723)

Approximate amount of lien \$327,829.92 plus interest and costs.

Premises will be sold subject to provisions of filed judgment and terms of sale.

Index No. 850049/2023. Scott H. Siller, Esq., Referee.

Stein, Wiener & Roth LLP

Attorney(s) for Plaintiff

1400 Old Country Road, Suite 315

Westbury, NY 11590

Tel. 516-742-1212 BREGMAN-79220

Dated: November 17, 2025

**During the COVID-19 health emergency, bidders are required to comply with all governmental health requirements in effect at the time of sale including but not limited to, wearing face coverings and maintaining social distancing (at least 6-feet apart) during the auction, while tendering deposit and at any subsequent closing. Bidders are also required to comply with the Foreclosure Auction Rules and COVID-19 Health Emergency Rules issued by the Supreme Court of this County in addition to the conditions set forth in the Terms of Sale. Auction Locations are subject to change.**

**AFFIDAVIT OF MAILING**

Deanna DeLessio, the undersigned, affirms pursuant to CPLR §2104, as follows:

That deponent is not a party to the action, is over 18 years of age and is an employee of Stein, Weiner & Roth, LLP.

That on November 18, 2025, deponent served a true copy of the Notice of Sale upon:

Davis Bregman  
225 East 46 Street, Unit 12F  
New York, NY 10017

Edna Bregman a/k/a Edita Bregman  
225 East 46 Street, Unit 12F  
New York, NY 10017

Davis Bregman and Edna Bregman a/k/a Edita Bregman  
Pro Se Defendants  
225 East 46 Street, Unit 12F  
New York, NY 10017

Board of Managers of Executive House Condominium  
210 East 23rd Street, 5th Floor  
New York, NY 10010

Charles E. Boulbol, Esq.  
Attorney for Defendant  
Board of Managers of Executive House Condominium  
26 Broadway, 17th Floor  
New York, New York 10004

New York Supreme Court  
60 Centre Street  
New York, NY 10013

Scott H. Siller, Esq., Referee  
706 Equestrian Way  
Westbury, NY 11590

in this action, at the address indicated and designated for that purpose by depositing true copies of same enclosed in a post-paid properly addressed wrapper, in – a post office – depository under the exclusive care and custody of the United States Post Office Department within the State of New York.

I affirm this 18th day of November, 2025, under penalties of perjury under the laws of New York, which may include a fine or imprisonment, that the foregoing is true, and I understand that this document may be filed in an action or proceeding in a court of law.

  
Deanna DeLessio 79220