

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

AXOS BANK,

Plaintiff,

-against-

HUDSON 805, LLC, BARNETT L. LIBERMAN,  
PHYLLIS LIBERMAN, INTERNAL REVENUE  
SERVICE, BOARD OF MANAGERS OF PRINTING  
HOUSE CONDOMINIUM, GARY M. ROSENBERG,  
NEW YORK STATE DEPARTMENT OF TAXATION  
AND FINANCE, AND ENVIRONMENTAL CONTROL  
BOARD OF THE CITY OF NEW YORK,

Defendants.

Index No. 850233/2022

**NOTICE OF**  
**FORECLOSURE**  
**AUCTION**

PLEASE TAKE NOTICE, that, pursuant to the *Judgment of Foreclosure and Sale and Decision + Order on Motion*, signed on November 26, 2024, and entered in the office of the New York County Clerk on February 3, 2025 [Doc. No. 136], Jeffrey Miller, Esq., the Court-appointed referee, will sell the real property located at 421 Hudson Street, Unit 805/806, New York, New York 10014 at a public auction located in Room 252 of the New York County Courthouse, 60 Centre Street New York, New York on January 21, 2026 at 2:15 p.m. E.T. (the “Auction”). A true and correct copy of the Notice of Sale providing public notice of the time and place of the Auction is attached hereto as Enclosure A.

Dated: November 10, 2025

**SHEPPARD MULLIN RICHTER &  
HAMPTON LLP**

By: /s/ Michael T. Driscoll  
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*Attorneys for Axos Bank*

**ENCLOSURE A****NOTICE OF SALE**

SUPREME COURT - COUNTY OF NEW YORK.

AXOS BANK, Plaintiff -against- HUDSON 805 LLC, et al Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale dated November 26, 2024 and entered on February 3, 2025, I, the undersigned Referee will sell at public auction in Room 252 of the New York County Courthouse, 60 Centre Street New York, NY on January 21, 2026 at 2:15 p.m. premises situate, lying and being in the Borough of Manhattan, City, County and State of New York, known as Commercial Unit No. 805-06 in the Building known as the Printing House Condominium. Together with an undivided 0.0124% interest in the Common Elements.

Block: 601 and Lot: 1155.

Said premises known as 421 HUDSON STREET, UNIT 805/806, NEW YORK, NY 10014.

Approximate amount of lien \$7,584,837.12 plus interest & costs.

Premises will be sold subject to provisions of filed Judgment and Terms of Sale.

Index Number 850233/2022.

Sheppard, Mullin, Richter & Hampton, LLP  
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{\* AMSTERDAM\*}