

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 130 of the New York County Courthouse, 60 Centre Street New York, New York on September 3, 2025 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: June 27, 2025

**SHEPPARD MULLIN RICHTER &
HAMPTON LLP**

By: /s/ Michael T. Driscoll

Michael T. Driscoll

Benjamin O. Gilbert

30 Rockefeller Plaza

New York, New York 10112

Telephone: (212) 653-8700

Email: mdriscol@sheppardmullin.com

bogilbert@sheppardmullin.com

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). Index Number
850233/2022.**

Pursuant to a Judgment of Foreclosure and Sale dated November 26, 2024 and entered on February 3, 2025 (the "Judgment"), I, the undersigned Referee will sell at a public auction in Room 130 of the New York County Courthouse, 60 Centre Street New York, New York on September 3, 2025 at 2:15 p.m. (E.T.) premises situate, all that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, lying and being in the Borough of Manhattan, City, County and State of New York, known as Unit No. 805-06 in the building known as the Printing House Condominium. Together with an undivided 0.0124% interest in the Common Elements. District: 0403 Section:

014.00 Block: 02.00 and Lot: 044.002

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

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

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

JEFFREY MILLER, ESQ., Referee

Sheppard, Mullin, Richter & Hampton, LLP

Attn: Benjamin O. Gilbert

bogilbert@sheppardmullin.com

Attorney(s) for Plaintiff

30 Rockefeller Plaza, New York, NY 10112

(212) 896-0682

{* AMSTERDAM*}