

SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF NEW YORK-----X  
O-SB 510 SIXTH FINANCE, LLC,

Index No.: 850450/2023

Plaintiff,

NOTICE OF SALE

-against-

510 BORROWER LLC, CLINTON SMULLYAN, JR.,  
ARLINE VOGEL, MOSBACHER PROPERTIES GROUP,  
LLC, BOARD OF MANAGERS OF THE GREENWICH  
CONDOMINIUM, THE CITY OF NEW YORK, and NEW  
YORK CITY ENVIRONMENTAL CONTROL BOARD,Defendants.  
-----X

PURSUANT TO A JUDGMENT OF FORECLOSURE AND SALE dated June 28, 2024 and entered October 11, 2024, Tom Kleinberger, Esq., Referee, will sell at public auction in Room 130 of the New York County Courthouse located at 60 Centre Street, New York, New York, on December 4, 2024 at 2:15 p.m., the premises situate, lying and being in the Borough of Manhattan, City and State of New York, known as Commercial Unit No. A in the building known as "The Greenwich Condominium" together with an undivided 23.5156% interest in the common elements, Block: 577 Lot: 1178; Said premises known as 510 Avenue of the Americas a/k/a 65-75 West 13<sup>th</sup> Street a/k/a 62-66 West 14<sup>th</sup> Street a/k/a 510-526 Avenue of the Americas a/k/a 65 West 13<sup>th</sup> Street, New York, New York. Approximate amount of lien \$73,966,350.69, plus interest & costs. Premises will be sold subject to provisions of filed Judgment of Foreclosure and Sale and Terms of Sale. Index Number 850450/2023.

Dated: New York, New York  
October 15, 2024PRYOR CASHMAN LLP  
*Attorneys for Plaintiff*By: /s/ Michael H. Levison

Michael H. Levison

Joseph S. Jacobs

7 Times Square

New York, New York 10036-7311

[mlevison@pryorcashman.com](mailto:mlevison@pryorcashman.com)[jjacobs@pryorcashman.com](mailto:jjacobs@pryorcashman.com)

**TO:** *Via NYSCEF and Regular Mail*

Nolan E. Shanahan, Esq.  
Cole Schotz, P.C.  
1325 Avenue of the Americas, 19<sup>th</sup> Floor  
New York, New York 10019  
*Counsel for Defendants 510 Borrower LLC, Clinton Smullyan, Jr., Arline Vogel, and  
Mosbacher Properties Group, LLC*

Robert T. Holland, Esq.  
Belkin Burden Goldman LLP  
One Grand Central Plaza  
60 East 42<sup>nd</sup> Street, 16<sup>th</sup> Floor  
New York, New York 10165  
*Counsel for Defendant Board of Managers of the Greenwich Condominium*

John M. Churneftsky, Esq.  
The Price Law Firm LLC  
900 Walt Whitman Road, Suite 301  
Melville, New York 11747  
*Counsel for Court-Appointed Temporary Receiver Roberta Ashkin, Esq.*

*Via Regular Mail*

THE CITY OF NEW YORK  
66 John Street, 10th Floor  
New York, New York 10038

NEW YORK CITY ENVIRONMENTAL CONTROL BOARD  
66 John Street, 10th Floor  
New York, New York 10038