

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

NEW YORK COMMUNITY BANK,

Plaintiff,

- v -

176 W. 86 ST. CORP., WEST SIDE MBV 204, LLC,  
BOARD OF MANAGERS OF THE PACKARD  
CONDOMINIUM, NEW YORK STATE  
DEPARTMENT OF TAXATION AND FINANCE,  
NEW YORK CITY DEPARTMENT OF FINANCE,  
U.S. SMALL BUSINESS ADMINISTRATION,

Defendants.

Index No.: 850025/2023

**NOTICE OF SALE  
(AND PUBLICATION OF SALE)****Premises:****176 West 86th Street,  
Commercial Units A & B  
New York, New York  
(Block 1216; Lots 1001 and  
1002)**

**PLEASE TAKE NOTICE** that, pursuant to a Judgment of Foreclosure and Sale and Decision and Order entered on December 12, 2024 (the “Judgment”), Clark A. Whitsett, Esq., the court appointed Referee, will sell at public auction to the highest bidder in Room 130 of the New York County Supreme Court at 60 Centre Street, New York, New York on April 9, 2025, at 2:15 p.m., the premises known as 176 West 86th Street, Commercial Units A & B, New York, New York. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the County of New York and State of New York: Block 1216; Lots 1001 and 1002. Approximate amount of Judgment is \$2,374,356.14, plus interest and costs. Premises will be sold subject to provisions of Judgment and Terms of Sale. The foreclosure sale will be conducted in accordance with 1st Judicial District’s Covid-19 Policies and foreclosure auction rules.

**PLEASE TAKE FURTHER NOTICE** that the within is a true and correct copy of the Notice of Sale that will be published in the New York Amsterdam News pursuant to RPAPL § 231 and the Judgment.

The foreclosure sale is scheduled for April 9, 2025, at 2:15 p.m.

Dated: New York, New York  
March 3, 2025

ANDRIOLA LAW, PLLC

/s/ James M. Andriola, Esq.

James M. Andriola, Esq.  
1385 Broadway, 22<sup>nd</sup> Floor  
New York, New York 10018  
(646) 209-9863  
*Attorneys for Plaintiff*

TO: Claude Castro, Esq.  
Castro Law Group PLLC  
385 5<sup>th</sup> Avenue, Suite 804  
New York, New York 10016  
*Attorneys for Defendant*  
*176 W. 86 St. Corp.*  
*Borrower and Owner of Equity of Redemption*  
**Via NYSCEF**

176 W. 86 St. Corp.  
176 West 86th Street, Commercial Unit A  
New York, New York 10024  
*Borrower and Owner of Equity of Redemption*  
*Served at the Mortgaged Premises*  
**Via First Class Mail**

176 W. 86 St. Corp.  
176 West 86th Street, Commercial Unit B  
New York, New York 10024  
*Borrower and Owner of Equity of Redemption*  
*Served at the Mortgaged Premises*  
**Via First Class Mail**

West Side MBV 204, LLC  
c/o BHB Holdings  
375 Park Avenue, 17<sup>th</sup> Floor  
New York, New York 10152  
*Non-appearing Defendant*  
**Via First Class Mail**

Scott J. Pashman, Esq.  
Cozen O'Connor  
2 World Trade Center  
175 Greenwich Street, 55<sup>th</sup> Floor  
New York, New York 10007  
*Attorneys for the Defendant*  
*Board of Managers of the Packard Condominium*  
**Via NYSCEF**

New York State Department of Taxation and Finance  
Attention: Office of Counsel  
Building 9, W.A. Harriman Campus  
Albany, New York 12227  
*Non-Appearing Defendant*  
**Via First Class Mail**

Michelle Mirro, Esq.  
Of Counsel to the Special Assistant  
Corporation Counsel  
*New York City Department of Finance*  
Office of Legal Affairs  
375 Pearl Street – 30<sup>th</sup> Floor  
New York, New York 10038  
**Via NYSCEF**

John E. Gura, Esq.  
United States Attorney's Office – S.D.N.Y.  
86 Chambers Street, F13  
New York, New York 10007  
*Attorneys for Defendant*  
*U.S. Small Business Administration*  
**Via NYSCEF**

Clark A. Whitsett, Esq.  
6605 Woodhaven Blvd  
Rego Park, New York 11374  
*Referee*  
**Via First Class Mail**

**NOTICE OF SALE**

SUPREME COURT – NEW YORK COUNTY – NEW YORK COMMUNITY BANK, Plaintiff v. 176 W. 86 ST. CORP., et al., Defendants. Pursuant to a Judgment of Foreclosure and Sale and Decision and Order on Motion entered on December 12, 2024 (the “Judgment”), I will sell at public auction to the highest bidder in Room 130 of the New York County Supreme Court, 60 Centre Street, New York, New York, on April 9, 2025 at 2:15 p.m., the premises known as 176 West 86th Street, Commercial Units A & B, New York, New York. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in New York County and State of New York: Block 1216, Lots 1001 and 1002, as more particularly described in the Judgment. Approximate amount of Judgment is \$2,374,356.14, plus additional interest and fees. Premises will be sold subject to provisions of Judgment and Terms of Sale. Index #850025/2023. The foreclosure sale will be conducted in accordance with 1st Judicial District's Covid-19 Policies and foreclosure auction rules.

Clark A. Whitsett, Esq., Esq., Referee.

Andriola Law, PLLC, 1385 Broadway, 22<sup>nd</sup> Floor, New York, NY 10018, Attorneys for Plaintiff

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

NEW YORK COMMUNITY BANK,

Plaintiff,

- v -

176 W. 86 ST. CORP., WEST SIDE MBV 204, LLC,  
BOARD OF MANAGERS OF THE PACKARD  
CONDOMINIUM, NEW YORK STATE DEPARTMENT  
OF TAXATION AND FINANCE, NEW YORK CITY  
DEPARTMENT OF FINANCE, U.S. SMALL BUSINESS  
ADMINISTRATION,

Defendants.

Index No.: 850025/2023

**AFFIRMATION OF  
SERVICE**

**James M. Andriola, Esq.**, an attorney duly admitted to practice in the Courts of the State of New York, affirms as follows under penalty of perjury:

I am a member of Andriola Law, PLLC. I am not a party to the action, am over 18 years of age and reside in the State of New York. On March 3, 2025, I served the foregoing **Notice of Sale (and Publication of Sale)**, by causing true and correct copies of the aforesaid documents to be filed and served electronically via the Court's NYSCEF System and by first class mail as follows:

Claude Castro, Esq.  
Castro Law Group PLLC  
385 5<sup>th</sup> Avenue, Suite 804  
New York, New York 10016  
*Attorneys for Defendant*  
*176 W. 86 St. Corp.*  
*Borrower and Owner of Equity of Redemption*  
**Via NYSCEF**

176 W. 86 St. Corp.  
176 West 86th Street, Commercial Unit A  
New York, New York 10024  
*Borrower and Owner of Equity of Redemption*  
*Served at the Mortgaged Premises*  
**Via First Class Mail**

176 W. 86 St. Corp.  
176 West 86th Street, Commercial Unit B  
New York, New York 10024  
*Borrower and Owner of Equity of Redemption*  
*Served at the Mortgaged Premises*  
**Via First Class Mail**

West Side MBV 204, LLC  
c/o BHB Holdings  
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New York, New York 10152  
*Non-appearing Defendant*  
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Scott J. Pashman, Esq.  
Cozen O'Connor  
2 World Trade Center  
175 Greenwich Street, 55<sup>th</sup> Floor  
New York, New York 10007  
*Attorneys for the Defendant*  
*Board of Managers of the Packard Condominium*  
**Via NYSCEF**

New York State Department of Taxation and Finance  
Attention: Office of Counsel  
Building 9, W.A. Harriman Campus  
Albany, New York 12227  
*Non-Appearing Defendant*  
**Via First Class Mail**

Michelle Mirro, Esq.  
Of Counsel to the Special Assistant  
Corporation Counsel  
*New York City Department of Finance*  
Office of Legal Affairs  
375 Pearl Street – 30<sup>th</sup> Floor  
New York, New York 10038  
**Via NYSCEF**

John E. Gura, Esq.  
United States Attorney's Office – S.D.N.Y  
86 Chambers Street, F13  
New York, New York 10007  
*Attorneys for Defendant*  
*U.S. Small Business Administration*  
**Via NYSCEF**

Clark A. Whitsett, Esq.  
6605 Woodhaven Blvd  
Rego Park, New York 11374  
*Referee*  
**Via First Class Mail**

Dated: New York, New York  
March 3, 2025

/s/ James M. Andriola