

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

U.S. BANK NATIONAL ASSOCIATION, AS
TRUSTEE FOR THE REGISTERED HOLDERS OF
WELLS FARGO COMMERCIAL MORTGAGE
SECURITIES, INC., MULTIFAMILY MORTGAGE
PASS-THROUGH CERTIFICATES, SERIES 2020-
SB80,

Plaintiff,

vs.

300 WEST 114TH OWNER, LLC, 2107 EIGHTH
OWNER, LLC, DAVID SCHWARTZ, ALEX
FRIEDMAN, MARGARET GROSSMAN, JEREMY
SALZBERG, NEW YORK CITY DEPARTMENT
OF FINANCE, NEW YORK STATE
DEPARTMENT OF TAXATION AND FINANCE,
and NEW YORK CITY ENVIRONMENTAL
CONTROL BOARD,

Defendants.

Index No. 850012/2023

NOTICE OF SALE

SUPREME COURT: NEW YORK COUNTY. U.S. BANK NATIONAL ASSOCIATION, AS
TRUSTEE FOR THE REGISTERED HOLDERS OF WELLS FARGO COMMERCIAL
MORTGAGE SECURITIES, INC., MULTIFAMILY MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2020-SB80, Pltf. vs. 300 WEST 114TH OWNER, LLC, et al, Defts.
Index #850012/2023. Pursuant to judgment of foreclosure and sale entered January 17, 2024, I will
sell at public auction in Room 130 of the New York County Courthouse, 60 Centre Street, New
York, NY on August 28, 2024 at 2:15 p.m. premises k/a Parcel I, 2107 Frederick Douglass
Boulevard, a/k/a 2107 Eighth Avenue, New York, NY 10026 a/k/a Block 1847, Lot 59; Parcel II,
2109 Frederick Douglass Boulevard, a/k/a 300 West 114th Street, New York, NY 10026 a/k/a
Block 1847, Lot 60. Approximate amount of judgment is \$4,102,281.91 plus costs and interest.

Sold subject to terms and conditions of filed judgment and terms of sale. GEORGIA PAPAZIS,
Referee. BALLARD SPAHR, LLP, Attys. for Pltf., 1675 Broadway, 19th Floor, New York, NY
10019 - #101360.

Dated: New York New York
July 24, 2024

By: /s/ Raymond A. Quaglia
Raymond A. Quaglia, Esq.
Jacquelyn N. Schell. Esq.
Nathanael Farris (*pro hac vice*
application forthcoming)
Ballard Spahr LLP
1675 Broadway, Floor 19
New York, NY 10019
Telephone: 646.346.8048
quaglia@ballardspahr.com
schellj@ballardspahr.com
farrisn@ballardspahr.com

Counsel for Plaintiff

To:

Greg A. Friedman, Esq.
Kriss & Feuerstein LLP
360 Lexington Avenue, Suite 1200
New York, NY 10017
Counsel for Defendants 300 West 114th Owner, LLC,
2107 Eighth Owner, LLC, David Schwartz, Margaret
Grossman and Jeremy Salzberg

ALEX FRIEDMAN
22 West 21st Street, 10th Floor
New York, NY 10010

NEW YORK CITY DEPARTMENT OF FINANCE
100 Church Street
New York, New York 10007

NEW YORK STATE DEPARTMENT
OF TAXATION AND FINANCE
Att'n: Office of Counsel
Building 9
W A Harriman Campus
Albany, New York 12227

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