

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

BMARK 2018-B1 BLEECKER STREET, LLC,

Plaintiff,

vs.

156 BLEECKER OWNER LLC, JOSEPH  
MATTHEW CASSIN, DAVID TAYLOR, THE  
BOARD OF MANAGERS OF THE ATRIUM  
CONDOMINIUM, NEW YORK CITY  
DEPARTMENT OF FINANCE, NEW YORK  
STATE DEPARTMENT OF TAXATION AND  
FINANCE, and NEW YORK CITY  
ENVIRONMENTAL CONTROL BOARD,

Defendants.

Index No. 850257/2021

**NOTICE OF SALE**

SUPREME COURT: NEW YORK COUNTY. BMARK 2018-B1 BLEECKER STREET, LLC, Pltf. vs. 156 BLEECKER OWNER LLC, et al, Defts. Index #850257/2021. Pursuant to judgment of foreclosure and sale dated Aug. 27, 2024, I will sell at public auction in Room 130 of the New York County Courthouse, 60 Centre Street, New York, NY on February 5, 2025, at 2:15 p.m. premises k/a 156-160 Bleecker Street, New York, NY a/k/a Section 2, Block 525, Lot 1001, the Commercial Condominium Unit (the "Unit") in the building known as the Atrium Condominium (the "Condominium") and located and known by street number 156-160 Bleecker Street, New York, New York, designated and described in the Declaration (hereinafter called the "Declaration") made by 160 Bleecker Street Owners, Inc. under the Condominium Act of the State of New York (Article 9-B of the Real Property Law of the State of New York) (the "New York Condominium Act"), dated 3-14-84, and recorded 4-14-84 in the Office of the Register, the City of New York, County of New York in Reel 784, Page 730 establishing a plan for condominium ownership of said Building and the lands upon which the same is erected (hereinafter sometimes

collectively called the “Property”), and also designated as Tax Lot 1001 on the Floor Plans of the Building certified by Charles Lobell, R.A., on 3-14-84 filed with said Declaration in the Office of the City Register for New York County as Map No. 4239. Together with an undivided 15.57% interest in the Common Elements of the property as described in said Declaration, recorded in Reel 784, Page 730. Approximate amount of judgment is \$41,863,779.16 plus costs and interest. Sold subject to terms and conditions of filed judgment and terms of sale. THOMAS R. KLEINBERGER, Referee. BALLARD SPAHR LLP, Attys. for Pltf., 1675 Broadway, 19<sup>th</sup> Floor, New York, NY 10019. #101933

Dated: New York New York  
January 14, 2025

By: /s/ Raymond A. Quaglia  
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The Atrium Condominium*

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