

4861-0788-7246

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

THE BANK BUILDING, BY ITS BOARD OF  
MANAGERS,

Plaintiff,

-against-

BRIAN MEHLING, MORTGAGE  
ELECTRONIC REGISTRATION SYSTEMS,  
INC., AS NOMINEE FOR HOME 123  
CORPORATION, UNITED STATES  
INTERNAL REVENUE SERVICE, NEW  
YORK STATE DEPARTMENT OF  
TAXATION, SEVEN OAKS PARTNERS LP,  
ASTORIA FEDERAL SAVINGS & LOAN  
ASSOCIATION, N.Y.C. PARKING  
VIOLATIONS BUREAU,

Defendants.

Index No.: 159971/2014

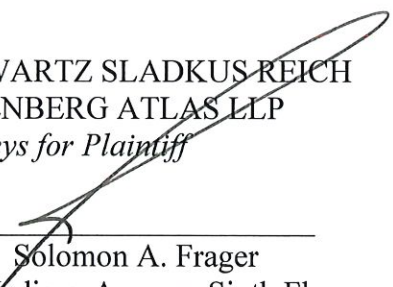
**NOTICE OF SALE**

PLEASE TAKE NOTICE:

Please find enclosed Notice of Sale indicating that the premises known as 300 West 14<sup>th</sup> Street, a/k/a 77 Eighth Avenue, Unit 304, New York, New York 10014 will be sold at public auction on **May 14, 2025, at 2:15 P.M.** at Room 130 of the New York County Courthouse, 60 Centre Street, New York, New York 10007.

Dated: New York, New York  
February 27, 2025

SCHWARTZ SLADKUS REICH  
GREENBERG ATLAS LLP  
*Attorneys for Plaintiff*

By:   
Solomon A. Frager  
444 Madison Avenue, Sixth Floor  
New York, New York 10022  
(212) 743-7067

4878-1690-3174

To:

BRIAN MEHLING  
300 WEST 14<sup>TH</sup> STREET  
UNIT 304  
NEW YORK, NEW YORK 10014

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.,  
AS NOMINEE FOR HOME 123 CORPORATION  
ONE COMMERCE PLAZA  
99 WASHINGTON AVENUE  
ALBANY, NEW YORK 12231

UNITED STATES INTERNAL REVENUE SERVICE  
88 CHAMBERS STREET  
NEW YORK, NY 10007

NEW YORK STATE DEPARTMENT OF TAXATION  
OFFICE OF COUNSEL BUILDING  
9 W.A. HARRIMAN CAMPUS  
ABANY, NEW YORK 12227

SEVEN OAKS PARTNERS LP  
ONE COMMERCE PLAZA  
99 WASHINGTON AVENUE  
ALBANY, NEW YORK 12231

VM SPV 2 LLC  
C/O CRAIG STUART LANZA  
44 COURT STREET  
SUITE 1207  
BROOKLYN, NEW YORK 11201

-and-

1345 6<sup>TH</sup> AVENUE  
33<sup>RD</sup> FLOOR  
NEW YORK, NY 10018

ASTORIA FEDERAL SAVINGS & LOAN ASSOCIATION  
ATTN: LEGAL PROCESSING  
1 ASTORIA BANK PLAZA  
LAKE SUCCESS, NEW YORK 11042

N.Y.C. PARKING VIOLATIONS BUREAU  
100 CHURCH STREET

4878-1690-3174

NEW YORK, NEW YORK 10007

SUMMERFIELD M. BALDWIN, ESQ.

REFEREE

75 MAIDEN LANE

SUITE 327

NEW YORK, NEW YORK 10038

TENANTS/OCCUPANTS IN POSSESSION

300 WEST 14<sup>TH</sup> STREET

UNIT 304

NEW YORK, NEW YORK 10014

## SUPREME COURT - COUNTY OF NEW YORK

THE BANK BUILDING, BY ITS BOARD OF MANAGERS, Plaintiff -against- BRIAN MEHLING, et al  
Defendant(s). Pursuant to a Judgment of Foreclosure and Sale dated September 5, 2019 and entered on  
September 25, 2019, I, the undersigned Referee will sell at public auction in Room 130 of the New York  
County Courthouse, 60 Centre Street New York, NY on May 14, 2025 at 2:15 p.m. premises  
situate, lying and being in the Borough of Manhattan, City and County of New York, known as Unit No.  
304 in the Condominium known as "The Bank Building Condominium" together with an undivided 4.52%  
interest in the common elements. Block: 629 Lot: 1310

Said premises known as 300 WEST 14TH STREET, UNIT 304 A/K/A 77 EIGHTH AVENUE, NEW  
YORK, NY

Approximate amount of lien \$80,626.93 plus interest & costs.

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

Index Number 159971/2014.

SUMMERFIELD MASON BALDWIN, ESQ., Referee

Schwartz Sladkus Reich Greenberg Atlas LLP

Attorney(s) for Plaintiff

444 Madison Ave., 6th Floor, New York, NY 10022

{\* NYLJ\*}