

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

WELLS FARGO BANK, NATIONAL  
ASSOCIATION, AS TRUSTEE, FOR THE  
BENEFIT OF THE REGISTERED HOLDERS OF  
GS MORTGAGE SECURITIES CORPORATION II,  
COMMERCIAL MORTGAGE PASS-THROUGH  
CERTIFICATES, SERIES 2017-GS5, AND THE  
RETAINED INTEREST OWNER, acting by and  
through its special servicer, Rialto Capital Advisors,  
LLC, under the Pooling and Servicing Agreement  
dated as of March 1, 2017,

Index No. 850251/2024

Plaintiff,

**NOTICE OF SALE**

- against -

20 W. 37 REALTY, L.L.C., NORTHERN ESTATES  
CORP., COLORADO FUND, LLC, GERMAN  
JORGE NEUSS, NEW YORK CITY OFFICE OF  
ADMINISTRATIVE TRIALS AND HEARINGS,  
NEW YORK CITY DEPARTMENT OF FINANCE,  
NEW YORK STATE DEPARTMENT OF  
TAXATION AND FINANCE, CRIMINAL COURT  
OF THE CITY OF NEW YORK, PAKNIA  
ENGINEERING PC, KAUFMAN LEASING  
COMPANY LLC, MARTZ REALTY LLC,  
CROKER FIRE DRILL CORPORATION,

Defendants.

**PLEASE TAKE NOTICE** that pursuant to that certain Judgment of Foreclosure and Sale and Decision + Order on Motion dated October 10, 2025 and entered herein on December 12, 2025 (the “Foreclosure Judgment”), the court-appointed referee, Paul Sklar, Esq. (the “Referee”) will sell at public auction in Room 252 of the New York County Courthouse, Supreme Court, 60 Centre Street, New York, New York 10007 on January 28, 2026 at 2:15 p.m. that certain premises situate, lying and being in the Borough of Manhattan, County, City and State of New York, more particularly bounded and described as follows:

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Manhattan, City, County and State of New York bounded and described as follows: BEGINNING at a point on the southerly side of West Thirty-Seventh Street distant 308 feet 2 inches westerly from the corner formed by the intersection of the westerly side of Fifth Avenue with the said southerly side of Thirty-Seventh Street; RUNNING THENCE southerly parallel with the westerly

side of Fifth Avenue and for a part of the distance through a party wall 98 feet 9 inches to the center line of the block; THENCE westerly along said center line of the block 63 feet 11-1/3 inches; THENCE northerly again parallel with the westerly side of Fifth Avenue and for a part of the distance through a party wall 98 feet 9 inches to the southerly side of Thirty-Seventh Street; and THENCE easterly along the said southerly side of Thirty-Seventh Street 63 feet 11-1/3 inches to the point or place of BEGINNING.

Said premises to be sold by the undersigned is known as and located at 20 West 37th Street, New York, New York 10018, Block 838 Lot 62 (the "Premises"). The approximate amount of lien pursuant to the Foreclosure Judgment is in the amount of \$34,897,317.24 plus interest and costs. The Premises will be sold subject to provisions of the Foreclosure Judgment and Terms of Sale.

PAUL SKLAR, ESQ.,  
Court Appointed Referee.

Dated: New York, New York  
December 18, 2025

**HOLLAND & KNIGHT LLP**

By: /s/ Keith M. Brandofino

Keith M. Brandofino

Maximilano Rinaldi

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