

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

DEUTSCHE BANK TRUST COMPANY AMERICAS,
as Trustee, On Behalf of the Registered Holders of
Citigroup Commercial Mortgage Trust 2016-P5,
Commercial Mortgage Pass Through Certificates, Series
2016-P5, acting by and through its special servicer, LNR
Partners, LLC,

Plaintiff,

v.

JW EAST BWY LLC; 88-15 EAST BWY LLC;
GURPREET SINGH; BOARD OF MANAGERS OF
THE ROYAL COURT CONDOMINIUM;
GREENLAKE REAL ESTATE FINANCE LLC; NEW
YORK CITY ENVIRONMENTAL CONTROL
BOARD; NEW YORK CITY DEPARTMENT OF
FINANCE; NEW YORK STATE DEPARTMENT OF
TAXATION AND FINANCE;

Defendants.

Index No.: 655575/2023

Hon. Francis A. Kahn III
(Part 32)

**FORECLOSURE
NOTICE OF SALE
OF REAL PROPERTY**

Address of the Property (located in
County of New York):

11 East Broadway
Unit 1A, 2A & 3A
New York, New York
10038

PLEASE TAKE NOTICE that annexed hereto is a true and correct copy of the text of the notice of foreclosure sale being published pursuant to the Judgement of Foreclosure and Sale, dated February 18, 2025, and entered in the office of the New York County Clerk on June 3, 2025 (NYSCEF No. 158). The noticed sale date is July 16, 2025, at 2:15 p.m. (prevailing Eastern Time), at the location and on the terms and conditions as set forth in the attached notice.

Dated: New York, New York
June 16, 2025

VENABLE LLP

/s/ Arie Peled

Rishi Kapoor

Arie Peled

151 W. 42nd Street, 49th Floor

New York, New York 10036

Tel.: (212) 370-6257

rkapoor@venable.com

aapeled@venable.com

NOTICE OF SALE

SUPREME COURT - COUNTY OF NEW YORK.

DEUTSCHE BANK TRUST COMPANY AMERICAS, as Trustee, on behalf of the Registered Holders of Citigroup Commercial Mortgage Trust 2016-P5, Commercial Mortgage Pass Through Certificates, Series 2016-P5, acting by and through its special servicer, LNR Partners, LLC, Plaintiff -against- JW EAST BWY LLC, et al Defendant(s). Pursuant to a Judgment of Foreclosure and Sale entered herein and dated February 18, 2025, 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 July 16, 2025 at 2:15 p.m. premises situate, lying and being in the Borough of Manhattan, County of New York, City and State of New York, known and designated as Unit Nos. 1A, 2A, and 3A in the condominium known as "The Royal Court Condominium" together with an undivided 16.1148%, 6.4068% and 6.3452% respectively interest in the Common Elements. Block: 279 and Tax Lots 1101, 1102 and 1103.

Said premises known as 11 EAST BROADWAY, UNIT 1A, 2A & 3A, NEW YORK, NY 10038

Approximate amount of lien \$23,303,940.33 plus interest & costs.

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

Index Number 655575/2023.

DORON LEIBY, ESQ., Referee

VENABLE LLP

Attorney(s) for Plaintiff

151 W. 42ND STREET, 49TH FLOOR, NEW YORK, NY 10036

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COUNTY OF NEW YORK

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as Trustee, On Behalf of the Registered Holders of
Citigroup Commercial Mortgage Trust 2016-P5,
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2016-P5, acting by and through its special servicer, LNR
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BOARD; NEW YORK CITY DEPARTMENT OF
FINANCE; NEW YORK STATE DEPARTMENT OF
TAXATION AND FINANCE;

Defendants.

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Hon. Francis A. Kahn III
(Part 32)

**AFFIRMATION
OF SERVICE**

Pursuant to CPLR 2106, I, ARIE PELED, an attorney duly admitted to practice law in the
State of New York, hereby affirm under penalties of perjury that the following is true:

1. I am over the age of 18, am not a party to this action, and am an attorney with the
law firm of Venable LLP, located at 151 W. 42nd Street, 49th Floor, New York, New York 10036.
Venable LLP represents the Plaintiff in the above-captioned action.

2. On June 16, 2025, I caused the papers filed herewith, *i.e.*, *Foreclosure Notice of
Sale of Real Property*, dated June 16, 2025, and the documents attached thereto (the “Notice of
Foreclosure Sale”), to be served through the NYSCEF system on counsel for defendants Board of
Managers of the Royal Court Condominium, Greenlake Real Estate Finance LLC, and the New
York City Department of Finance, and on counsel for Michael Besen, the court-appointed receiver.

3. On June 16, 2025, I also caused the Notice of Foreclosure Sale to be served upon
the court-appointed referee, Doron Leiby, Esq. (the “Referee”) and the below parties by causing

to be deposited true and correct copies of said documents, enclosed and properly sealed in a postpaid envelope bearing the address designated by such party for that purpose, in an official depository under the exclusive care of the United States Postal Service within the State of New York:

- (i) Gurpreet Singh
14 Grace Drive
Old Westbury, New York 11568
- (ii) 88-15 East Bwy LLC
7 Roads End
Glen Head, New York 11545
- (iii) JW East Bwy LLC
7 Roads End
Glen Head, New York 11545
- (iv) John Doe
11 East Broadway, 1A
New York, New York 10038
- (v) John Doe
11 East Broadway, 2A
New York, New York 10038
- (vi) John Doe
11 East Broadway, 3A
New York, New York 10038
- (vii) New York City Environmental Control Board
c/o Corporation Counsel of the City of New York
100 Church Street
New York, New York 10007
- (viii) New York State Department of Taxation and Finance
Office of Counsel
W. A. Harriman Campus, Building 9
Albany, New York 12227
- (ix) Doron Leiby, Esq.
32 Broadway, 13th Floor
New York, New York 10004
Court-Appointed Referee

I affirm this 16th day of June, 2025, under the penalties of perjury under the laws of New York, which may include a fine or imprisonment, that the foregoing is true, and I understand that this document may be filed in an action or proceeding in a court of law.

/s/Arie Peled

Arie Peled