

**NOTICE OF SALE**

WILMINGTON TRUST, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE BENEFIT OF THE REGISTERED HOLDERS OF WELLS FARGO COMMERCIAL MORTGAGE TRUST 2016-C34, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2016-C34, BY AND THROUGH ITS SPECIAL SERVICER, LNR PARTNERS, LLC, Plaintiff v. 153 ELIZABETH STREET, LLC, 153 ELIZABETH HOTEL LLC, 30 KENMARE MASTER, LLC, EDMOND LI, ENVIRONMENTAL CONTROL BOARD OF THE CITY OF NEW YORK, THE CITY OF NEW YORK, and PEOPLE OF THE STATE OF NEW YORK, Defendants, Index No. 850275/2021. Pursuant to a Judgment of Foreclosure and Sale and Decision and Order on Motion dated August 8, 2024, which was duly entered in the above-entitled action and filed in the Office of the New York County Clerk on August 12, 2024 and December 26, 2024, as amended by the Decision & Order on Motion dated September 24, 2024, which was duly entered in the above-entitled action and filed in the Office of the New York County Clerk on September 26, 2024 (the “Judgment”), I the undersigned Referee in said Judgment named, will sell at public auction to the highest bidder at Room 130 of the Courthouse, located at 60 Centre Street, New York, New York, the premises directed by said Judgment to be sold. The premises will be offered for sale, as one parcel, on Wednesday, December 17, 2025 at 2:15 p.m. The premises therein described are located at 153 Elizabeth Street, New York, New York 10023, also known as Block 479, Lot 29 on the Tax Map for the County of New York, together with the buildings, improvements, fixtures, machinery, equipment, personalty and other rights or interests of any kind or nature located thereon, and more particularly described in the Judgment.

The premises will be sold subject to the provisions of the filed Judgment, Index No. 850275/2021, and the Terms of Sale, all of which are available from plaintiff’s counsel upon request.

The approximate amount of the Judgment, for the property referred to therein, is \$35,312,720.52, plus interest and costs, as provided in the Judgment. The successful bidder will be required to deposit 10% of the bid by certified or official bank check, unendorsed, made payable to the Referee.

Scott H. Siller, Esq., Referee (516) 644-6769

Herrick, Feinstein LLP, Attorneys for Plaintiff, Two Park Avenue, New York, New York 10016, (212) 592-1461, Attention: Scott T. Tross, Esq.

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

-----X  
:  
WILMINGTON TRUST, NATIONAL ASSOCIATION, AS :  
TRUSTEE FOR THE BENEFIT OF THE REGISTERED :  
HOLDERS OF WELLS FARGO COMMERCIAL :  
MORTGAGE TRUST 2016-C34, COMMERCIAL :  
MORTGAGE PASS-THROUGH CERTIFICATES, SERIES :  
2016-C34, BY AND THROUGH ITS SPECIAL SERVICER, :  
LNR PARTNERS, LLC, :

Index No. 850275/2021

**AFFIDAVIT OF SERVICE**

Plaintiff,

- against -

153 ELIZABETH STREET, LLC, 153 ELIZABETH HOTEL :  
LLC, 30 KENMARE MASTER, LLC, EDMOND LI, :  
ENVIRONMENTAL CONTROL BOARD OF THE CITY OF :  
NEW YORK, THE CITY OF NEW YORK, and PEOPLE OF :  
THE STATE OF NEW YORK, :

Defendants.

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STATE OF NEW YORK     )  
                                  ) SS.:  
COUNTY OF NEW YORK    )

*Derick Nedd*, being duly sworn, deposes and says:

That deponent is not a party to the action, is over eighteen years of age and resides at

*Kings County, New York.*

That on this day November 17, 2025, deponent served the within **Notice of Sale**

on:

Slava Hazin, Esq.  
Warsaw Burstein, LLP  
575 Lexington Avenue  
New York, New York 10022


New York City Office of Legal Affairs  
Attn: Bernard J. Tordesillas, Esq.  
375 Pearl Street 30th Floor  
New York, NY 10038  
*Attorneys for Defendant*

<i>Attorneys for Defendants 153 Elizabeth Street, LLC, 153 Elizabeth Hotel LLC, 30 Kenmare Master, LLC and Edmond Li</i> (via first class mail and NYSCEF)	<i>Environmental Control Board of the City of New York</i> (via first class mail and NYSCEF)
Scott H. Siller, Esq. 706 Equestrian Way Westbury, New York 11590 Court-Appointed Referee (via first class mail)	153 ELIZABETH STREET, LLC c/o Veracity Real Estate 199 Lafayette Street, 5th Floor New York, New York 10012 (via first class mail)
153 ELIZABETH HOTEL LLC c/o Veracity Real Estate 199 Lafayette Street, 5th Floor New York, New York 10012 (via first class mail)	30 KENMARE MASTER, LLC c/o Veracity Real Estate 199 Lafayette Street, 5th Floor New York, New York 10012 (via first class mail)
EDMOND LI 2 Fenimore Road Scarsdale, New York 10583 (via first class mail)	PEOPLE OF THE STATE OF NEW YORK 28 Liberty Street New York, New York 10005 (via first class mail)
THE CITY OF NEW YORK c/o Corporation Counsel 100 Church Street New York, New York 10007 (via first class mail)	

the address designated by said attorneys for that purpose by depositing a true copy of same enclosed in a post-paid properly addressed wrapper, in an official depository under the exclusive care and custody of the United States Postal Service within New York State.

  
Derick Nedd

Sworn to before me this  
November 17, 2025

  
Notary Public

REDON SHEHAJ  
Notary Public, State of New York  
No. 01SH6421669  
Qualified in Richmond County  
My Commission Expires September 7, 2030