

NOTICE OF SALE

CITIBANK, N.A., AS TRUSTEE FOR THE REGISTERED HOLDERS OF WELLS FARGO COMMERCIAL MORTGAGE SECURITIES, INC., MULTIFAMILY MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2018-SB48, BY AND THROUGH ITS SPECIAL SERVICER, LNR PARTNERS, LLC, Plaintiff v. JEFFERSON AVENUE LOFTS LLC, ESTHER GRUNHUT, BEN ZION KAUFMAN, CITY OF NEW YORK ENVIRONMENTAL CONTROL BOARD, CITY OF NEW YORK (DEPARTMENT OF FINANCE), and PEOPLE OF THE STATE OF NEW YORK, Defendants, Index No. 523435/2024. Pursuant to a Judgment of Foreclosure and Sale dated August 7, 2025 and duly entered in the above-entitled action and filed in the Office of the Kings County Clerk on August 14, 2025 (the “Judgment”), I the undersigned Referee in said Judgment named, will sell at public auction to the highest bidder at Room 224 of the Courthouse, located at 360 Adams Street, Brooklyn, New York 11201, the premises directed by said Judgment to be sold. The premises will be offered for sale, as one parcel, on Thursday, January 8, 2026 at 2:30 p.m. The premises therein described are located at 997 Jefferson Avenue, Brooklyn, New York, also designated as Block 1486, Lot 43 on the Tax Map for the Borough of Brooklyn, County of Kings, State 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. 523435/2024, 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 \$5,346,170.80, 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.

Gregory M. LaSpina, Esq., Referee (718) 767-3333

Herrick, Feinstein LLP, Attorneys for Plaintiff, Two Park Avenue, New York, New York 10016, (212) 592-1400, Attention: David R. King, Esq.

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF KINGS

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CITIBANK, N.A., AS TRUSTEE FOR THE :
REGISTERED HOLDERS OF WELLS FARGO :
COMMERCIAL MORTGAGE SECURITIES, :
INC., MULTIFAMILY MORTGAGE PASS- :
THROUGH CERTIFICATES, SERIES 2018- :
SB48, BY AND THROUGH ITS SPECIAL :
SERVICER, LNR PARTNERS, LLC, :
:
:
Plaintiff, :
:
:
- against - :
:
:
JEFFERSON AVENUE LOFTS LLC, ESTHER : **AFFIDAVIT OF SERVICE**
GRUNHUT, BEN ZION KAUFMAN, CITY OF : **OF NOTICE OF SALE**
NEW YORK ENVIRONMENTAL CONTROL :
BOARD, CITY OF NEW YORK (DEPARTMENT :
OF FINANCE), and PEOPLE OF THE STATE OF :
NEW YORK, :
:
Defendants. :
:
:
-----X

Index No. 523435/2024

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 December 8, 2025, deponent served the within **Notice of Sale** on:

JEFFERSON AVENUE LOFTS, LLC 997 Jefferson Avenue Brooklyn, New York 11211	ESTHER GRUNHUT 485 Bedford Avenue Brooklyn, New York 11211
BEN ZION KAUFMAN 43 Skillman Street, #1A Brooklyn, New York 11205	CITY OF NEW YORK ENVIRONMENTAL CONTROL BOARD c/o Corporation Counsel 100 Church Street New York, New York 10007


CITY OF NEW YORK (DEPARTMENT OF FINANCE) c/o Corporation Counsel 100 Church Street New York, New York 10007	PEOPLE OF THE STATE OF NEW YORK, c/o Attorney General's Office 28 Liberty Street, 16 th floor New York, New York 10005
Gregory M. LaSpina, Esq. Borchert & LaSpina, P.C. 19-02 Whitestone Expressway, Suite 302 Whitestone, New York 11357 <i>Court-appointed Referee</i>	

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
December 9th, 2025



Notary Public

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