

**FILL OUT ALL SECTIONS OF THIS FORM BEFORE FILING WITH THE COUNTY CLERK
AND FIDUCIARY CLERK/COURT – MUST BE COMPLETED WITHIN 30 DAYS OF SALE**

If this is an E-Filed case, upload this form to NYSCEF as a "Foreclosure Action Surplus Monies Form"

FORECLOSURE ACTION SURPLUS MONIES FORM

SUPREME COURT/COUNTY 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,

Index No. 655575/2023

Plaintiff,

-against-

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; and NEW YORK STATE DEPARTMENT OF TAXATION AND
FINANCE,

Defendant.

MORTGAGED PROPERTY:

Units 1A, 2A, and 3A, Royal Court
Condominium, 11 East Broadway, New
York, New York 10038

COUNTY: New York

SBL #: Block 279 Lots 1101, 1102, & 1103

Sale Date: July 16, 2025

A. To be completed by the Referee

- Final Judgment Amount per Judgment: \$ 23,303,940.33
- Adjusted Judgment Amount (Upset Price): \$ 24,562,971.79
(This is the total amount due to the bank after post-sale disbursements, fees, taxes, utilities, etc.)
- Sale Price: \$ 50,000.00
(To calculate if there is a surplus, subtract the higher of line 1 or line 2 from line 3 and enter any surplus on line 4)
- Surplus Amount (enter \$0.00 if no surplus) \$ 0.00
***If there are surplus funds, attach proof/receipt that the surplus amount was deposited with the
Treasurer, Comptroller, Commissioner of Finance, Clerk of Court, etc.*

Referee's TOTAL compensation awarded/fees
earned in this matter:

\$ 1,450

Referee Name: Doron Leiby, Esq.

Telephone: (212) 227-4200

Address: 32 Broadway, 13th Floor, New York, New York 10004

Email: Dleiby@millerleiby.com

Signature/Date: [Signature] 7/16/25

**If plaintiff is also the purchaser, complete both B. and C.*

B. To be completed by Plaintiff's Rep.

Name: ~~Aapeled~~ Venable LLP

Address: 151 West 42nd Street, 49th Fl
New York, NY 10036

Telephone: (212) 307-5500

Email: Aapeled@venable.com

Signature/Date: _____

C. To Be Completed by Purchaser

Name: Same as Plaintiff

Address: _____

Telephone: _____

Email: _____

Signature/ Date: _____