

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

WILMINGTON TRUST, NATIONAL ASSOCIATION,  
as Trustee for the benefit of the registered holders of  
Wells Fargo Commercial Mortgage Trust 2017-C42,  
Commercial Mortgage Pass-Through Certificates, Series  
2017-C42, acting by and through its Special Servicer,  
LNR Partners, LLC,

Plaintiff,

v.

55 W 19 LLC; DANIEL J. DEUTSCH; GALIT LEVY  
DEUTSCH; NEW YORK CITY DEPARTMENT OF  
FINANCE; NEW YORK CITY ENVIRONMENTAL  
CONTROL BOARD; NEW YORK STATE  
DEPARTMENT OF TAXATION AND FINANCE,

Defendants.

Index No.: 651246/2022

Hon. Jennifer G. Schecter  
(Commercial Division Part 54)

**FORECLOSURE NOTICE OF  
SALE OF REAL PROPERTY**

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

55 West 19<sup>th</sup> Street  
New York, New York 10011

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 (i) the Decision and Order on Motion, dated and filed on December 26, 2023, and entered on December 27, 2023 in the office of the New York County Clerk (NYSCEF No. 89), and (ii) the Judgement of Foreclosure and Sale, dated, filed and entered in the office of the New York County Clerk on February 8, 2024 (NYSCEF No. 92). The noticed sale date is July 10, 2024, 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 10, 2024

**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.

WILMINGTON TRUST, NATIONAL ASSOCIATION, as Trustee for the benefit of the registered holders of Wells Fargo Commercial Mortgage Trust 2017-C42, Commercial Mortgage Pass-Through Certificates, Series 2017-C42, acting by and through its Special Servicer, LNR Partners, LLC, Plaintiff, v. 55 W 19 LLC, et al., Defendant(s), Index No. 651246/2022. Pursuant to a Judgment of Foreclosure and Sale, dated and entered on February 8, 2024 under NYSCEF No. 92 (the “Judgment”), the undersigned Referee will sell at public auction to the highest bidder in Room 130 of the New York County Courthouse, 60 Centre Street, New York, NY 10007, on July 10, 2024 at 2:15 p.m. (prevailing Eastern Time), the property in said Judgment directed to be sold, which property may be briefly described as the real property located in the Borough of Manhattan, within the County, City, and State of New York, and designated as Block 821, Lot 10, together with the buildings, improvements, fixtures, personalty and other rights or interests of any kind or nature located thereon, as more particularly described in the Judgment.

Said premises is known as 55 WEST 19TH STREET, NEW YORK, NY 10011.

Approximate amount of Judgment is \$9,328,672.82 plus interest & costs.

Premises will be sold subject to provisions of filed Judgment and the Terms of Sale as referenced therein, which are available from Plaintiff's counsel upon request.

Participating bidders, other than Plaintiff or its successors or assigns, must place a bid deposit in the amount of \$100,000 with the Referee in cash or certified bank check at or before the start of the sale. After the Referee accepts the high bid offered by a bidder, the successful bidder must immediately pay to the Referee in cash or certified bank check ten percent (10%) of the sum bid and shall execute Terms of Sale for the purchase of the Property, unless such successful bidder is Plaintiff or its successors or assigns.

ROGER PIERRO, JR., ESQ., Referee

VENABLE LLP

Attorney(s) for Plaintiff, 151 West 42nd Street, 49th Floor, New York, NY 10036,  
(212) 370-6257, Attention: Rishi Kapoor, Esq.

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WILMINGTON TRUST, NATIONAL ASSOCIATION,  
as Trustee for the benefit of the registered holders of  
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DEUTSCH; NEW YORK CITY DEPARTMENT OF  
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CONTROL BOARD; NEW YORK STATE  
DEPARTMENT OF TAXATION AND FINANCE,

Defendants.

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(Commercial Division Part 54)

**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, 49<sup>th</sup> Floor, New York, New York 10036. Venable LLP represents the Plaintiff in the above-captioned action.

2. On June 10, 2024, I caused the papers filed herewith, *i.e.*, *Foreclosure Notice of Sale of Real Property*, dated June 10, 2024, and the documents attached thereto (the “Notice of Foreclosure Sale”), to be served on all parties registered for electronic service through the NYSCEF system.

3. On June 10, 2024, I also caused the Notice of Foreclosure Sale to be served upon the below parties by causing to be deposited true and correct copies of said documents, enclosed in a post-paid sealed wrapper bearing the address designated by such party for that purpose, in an official depository under the exclusive care of the United States Postal Service:

- (i) Goldberg Weprin Finkel Goldstein LLP  
125 Park Avenue, 12th Floor  
New York, New York 10017  
Attn: Matthew Hearle, Esq.  
Aubery E. Riccardi, Esq.

*Counsel for defendants 55 W 19 LLC,  
Daniel J. Deutsch and Galit Levy Deutsch*

- (ii) 55 W 19 LLC  
261 West 35th Street, Suite 201  
New York, NY 10001  
Attn: Daniel J. Deutsch
- (iii) Daniel J. Deutsch  
261 West 35th Street, Suite 201  
New York, NY 10001
- (iv) Daniel J. Deutsch  
47 West 28th Street, Suite 2F  
New York, New York 10001
- (v) Galit Levy Deutsch  
261 West 35th Street, Suite 201  
New York, NY 10001
- (vi) John Doe  
55 West 19th Street  
New York, New York 10011
- (vii) Jane Doe  
55 West 19th Street  
New York, New York 10011
- (viii) New York City Department of Finance  
Office of Legal Affairs  
375 Pearl Street - 30th Floor  
New York, New York 10038
- (ix) New York City Environmental Control Board  
c/o Corporation Counsel of the City of New York  
100 Church Street  
New York, New York 10007

(x) New York State Department of Taxation and Finance  
Office of Counsel  
W. A. Harriman Campus, Building 9  
Albany, New York 12227

(xi) Roger Pierro, Jr., Esq.  
The Pierro Law Group PLLC  
950 Third Avenue, 11th Floor  
New York, NY 10022  
*Court-Appointed Referee*

Dated: New York, New York  
June 10, 2024

/s/Arie Peled  
Arie Peled  
151 W. 42nd Street, 49<sup>th</sup> Floor  
New York, New York 10036  
Tel.: (212) 370-6257  
aapeled@venable.com