

NOTICE OF SALE

WILMINGTON TRUST, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE BENEFIT OF THE REGISTERED HOLDERS OF BANK 2019-BNK19, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2019-BNK19, BY AND THROUGH ITS SPECIAL SERVICER, LNR PARTNERS, LLC, Plaintiff v. AMERICAN EQUITIES LLC, UNITED GROUP LLC, SHAPOUR (PAUL) SOHAYEGH, RONI MOVAHEDIAN, COLGATE RENTALS CORP., SHA HOME IMPROVEMENTS INC., THE CITY OF NEW YORK, PEOPLE OF THE STATE OF NEW YORK, Defendants, Index No. 850026/2022. Pursuant to a Judgment of Foreclosure and Sale and Decision and Order on Motion dated April 2, 2024, and duly entered in the above-entitled action and filed in the Office of the New York County Clerk on May 14, 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, August 21, 2024 at 2:15 p.m. The premises therein described are located at 29 West 35th Street, New York, New York 10001, also designated as Block 837, Lot 23 as shown on the Tax Map of the City of New York, 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. 850026/2022, 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 \$57,612,459.30, 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

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:
WILMINGTON TRUST, NATIONAL ASSOCIATION, AS :
TRUSTEE FOR THE BENEFIT OF THE REGISTERED :
HOLDERS OF BANK 2019-BNK19, COMMERCIAL :
MORTGAGE PASS-THROUGH CERTIFICATES, SERIES :
2019-BNK19, BY AND THROUGH ITS SPECIAL :
SERVICER, LNR PARTNERS, LLC, :

Index No. 850026/2022

Plaintiff,

- against -

:
AMERICAN EQUITIES LLC, UNITED GROUP LLC, :
SHAPOUR (PAUL) SOHAYEGH, RONI MOVAHEDIAN, :
COLGATE RENTALS CORP., SHA HOME :
IMPROVEMENTS INC., THE CITY OF NEW YORK, :
PEOPLE OF THE STATE OF NEW YORK, :

Defendants.

AFFIDAVIT OF SERVICE

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

Derick Nedd, being duly sworn, deposes and says:

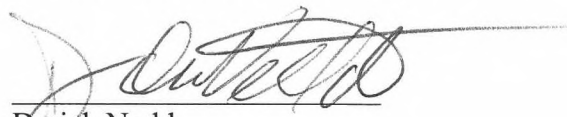
That deponent is not a party to the action, is over eighteen years of age and resides
at *Kings County, New York*.

That on this day July 17, 2024, deponent served the within **Notice of Sale** upon:

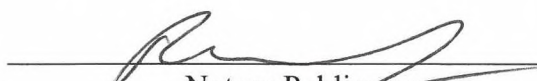
Steven Schlesinger, Esq. Shannon E. Boettjer, Esq. JASPAN SCHLESINGER LLP 300 Garden City Plaza, 5th Floor Garden City, New York 11530 Attorneys for Defendants American Equities LLC, United Group LLC, Shapour (Paul) Sohayegh, and Roni Movahedian (via NYSCEF)	Scott H. Siller, Esq. 706 Equestrian Way Westbury, New York 11590 Court-Appointed Referee (via first class mail)
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SHAPOUR (PAUL) SOHAYEGH 11 Applegreen Way Old Westbury, New York 11568 (via first class mail)	UNITED GROUP LLC 165 Madison Avenue, Suite 300 New York, New York 10016 (via first class mail)
RONI MOVAHEDIAN 240 East 39th Street, #44E New York, New York 10016 (via first class mail)	SHA HOME IMPROVEMENTS INC. 114-04 Liberty Avenue Richmond Hill, New York 11417 (via first class mail)
COLGATE RENTALS CORP. 1470 Bruckner Boulevard Bronx, New York 10473 (via first class mail)	SHA HOME IMPROVEMENTS INC. 114-04 Liberty Avenue Richmond Hill, New York 11417 (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
July 17, 2024


Notary Public

REDON SHEHAJ
Notary Public, State of New York
No. 01SH6421669
Qualified in Richmond County
My Commission Expires September 7, 2025