

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

WILMINGTON TRUST, NATIONAL ASSOCIATION,
as Trustee, for the benefit of the Holders of COMM
2014-UBS4 Mortgage Trust Commercial Mortgage
Pass-Through Certificates, acting by and through its
special servicer, LNR Partners LLC,

Plaintiff,

v.

597 SCRIBNER LLC; JOSEPH J. SITT; NOUVEAU
ELEVATOR INDUSTRIES, LLC; and NEW YORK
CITY ENVIRONMENTAL CONTROL BOARD,

Defendants.

Index No.: 650806/2023

Hon. Andrea Masley
(Commercial Division Part 48)

**FORECLOSURE
NOTICE OF SALE
OF REAL PROPERTY**

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

597-599 Fifth Avenue, New York,
New York 10017 and 3 East 48th
Street, New York, New York 10017

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 the Judgement of Foreclosure and Sale, filed and entered in the office of the New York County Clerk on December 27, 2024 (NYSCEF No. 262). The noticed sale date is April 30, 2025, 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
March 31, 2025

VENABLE LLP

/s/ Arie Peled

Rishi Kapoor

Arie Peled

151 W. 42nd Street, 49th Floor

New York, New York 10036

Tel.: (212) 370-6257

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NOTICE OF SALE

SUPREME COURT - COUNTY OF NEW YORK.

WILMINGTON TRUST, NATIONAL ASSOCIATION, as Trustee, for the benefit of the Holders of COMM 2014-UBS4 Mortgage Trust Commercial Mortgage Pass-Through Certificates, acting by and through its special servicer, LNR Partners LLC, Plaintiff, v. 597 SCRIBNER LLC, et al., Defendant(s), Index No. 650806/2023. Pursuant to a Judgment of Foreclosure and Sale entered December 27, 2024, under NYSCEF No. 262 (the “Judgment”), the undersigned Referee will sell at public auction to the higher bidder in Room 130 of the New York County Courthouse, 60 Centre Street, New York, NY 10007, on April 30, 2025 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 City, State and County of New York, and designated as Block 839, Lots 2 and 5, 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 are known as 597-599 Fifth Avenue, New York, NY 10017 and 3 East 48th Street, New York, NY 10017

Approximate amount of Judgment is \$140,382,150.68 plus interest & costs.

Premises will be sold subject to provisions of filed Judgment and 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 by 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 by 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.

THOMAS R. KLEINBERGER, ESQ., Referee

VENABLE LLP

Attorney(s) for Plaintiff, 151 W. 42nd Street, 49th Floor, New York, NY 10036, (212) 370-6257,

Attention: Rishi Kapoor, Esq.

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

WILMINGTON TRUST, NATIONAL ASSOCIATION,
as Trustee, for the benefit of the Holders of COMM
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Plaintiff,

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597 SCRIBNER LLC; JOSEPH J. SITT; NOUVEAU
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Defendants.

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

2. On March 31, 2025, I caused the papers filed herewith, *i.e.*, *Foreclosure Notice of Sale of Real Property*, dated March 31, 2025, and the documents attached thereto (the “Notice of Foreclosure Sale”), to be served on counsel for defendants 597 Scribner LLC and Joseph J. Sitt through the NYSCEF system.

3. On March 31, 2025, I also caused the Notice of Foreclosure Sale to be served upon the court-appointed referee, Thomas R. Kleinberger, Esq. (the “Referee”) and the below parties by causing to be deposited true and correct copies of said documents, enclosed and properly sealed in a postpaid envelope bearing the address designated by such party for that purpose, in an official depository under the exclusive care of the United States Postal Service within the State of New York:

- (i) Nouveau Elevator Industries, LLC
c/o Corporation Service Company
80 State Street
Albany, New York 12207
- (ii) New York City Environmental Control Board
c/o Corporation Counsel of the City of New York
100 Church Street
New York, New York 10007
- (iii) Thomas R. Kleinberger, Esq.
411 Fifth Avenue, 9th Floor
New York, New York 10016
Court-Appointed Referee
- (iv) John Doe
3 East 48th Street
New York, New York 10017
- (v) John Doe
597 Fifth Avenue
New York, New York 10017

I affirm this 31st day of March, 2025, under the penalties of perjury under the laws of New York, which may include a fine or imprisonment, that the foregoing is true, and I understand that this document may be filed in an action or proceeding in a court of law.

/s/Arie Peled
Arie Peled