

CHAPTER 11 REAL ESTATE BANKRUPTCY TRACKER

Major U.S. Markets • Weekly Update • Confidential

#	Debtor Name / Court & Filing Date	Debtor Contact	Property Address & Description	FMV of Collateral	Mortgage Holder (Lender)	Lender Contact	Mortgage Amount
1	325 Greenwich Street LLC SDNY-26-10839 Filed: 4/13/26	Debtor's Attorney: Kevin Nash, Esq. Goldberg Weprin Finkel Goldstein LLP 125 Park Avenue New York, NY 10017 212-301-6944 knash@gwfglaw.com	325 Greenwich Street New York, NY 10013 (five-story mixed-use building in Tribeca; 11,729 sq ft; four loft residential + four commercial units)	\$8,000,000 (debtor's estimate)	Valley National Bank	Nathan Schwed, Esq. Zeichner Ellman & Krause LLP 730 Third Avenue New York, NY 10017 (212) 223-0400 nschwed@zeklaw.com	\$4,600,000
2	Chen Foundation, Inc. SDNY-26-10545 Filed: 3/13/26	Debtor's Attorney: Leo Jacobs, Esq. Jacobs P.C. (212) 229-0476 leo@jacobspsc.com	250 Lafayette Street New York, NY 10012 (20,683 sq ft mixed-use building w/ several tenants; art gallery)	\$27,900,000 (appraisal)	LCP SOHO V LLC	Yann Geron, Esq. Jeannette Litos, Esq. Geron Legal Advisors LLC (646) 560-3224 ygeron@geronlegaladvis ors.com jlitos@geronlegaladvisors .com	\$30,065,974
3	City Towers Ltd. SDNY-26-10504 Filed: 3/10/26	Debtor's Attorney: Charles Wertman, Esq. Law Offices of Charles Wertman P.C. (516) 284-0900 charles@cwertmanlaw.c om	41 W 36th Street New York, NY 10018-7905 (five-story commercial office building, five units)	\$4,500,000 (debtor's estimate)	Republic Funding Group LLC	Matthew V. Spero, Esq. Rivkin Radler LLP (516) 357-3593 matthew.spero@rivkin.co m	\$3,010,678
4	1992 Third Realty LLC SDNY-26-10283 Filed: 2/12/26	Debtor's Attorney: Douglas Pick, Esq. (212) 695-6000 dpick@picklaw.net	1992 Third Avenue New York, NY 10029 (multi-use building: 16 residential units + 1 commercial unit)	\$7,500,000 (debtor's estimate)	Bank of Hope	John M. August, Esq. (973) 622-3333 jaugust@saiber.com	\$3,557,845
5	Guru Holding LLC SDNY-26-10346 Filed: 2/18/26	Debtor's Attorney: Mark Frankel, Esq. (212) 593-1100 mfrankel@bfklaw.com	942-960 Avenue Saint John Bronx, New York 10455 (76 unit multi-family building)	\$17,000,000 (debtor's estimate)	Wilmington Trust, National Association, as Trustee (COMM 2015-CCRE25)	Bruce J. Zabarauskas, Esq. Holland & Knight LLP (212) 513-3200 bruce.zabarauskas@hkla w.com	\$7,816,841

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6	Chelsea Business Properties, LLC SDNY-26-10380 Filed: 2/24/26	Debtor's Attorney: Sally Siconolfi, Esq. Siconolfi PLLC (646) 245-8949 sallysiconolfi@siconolfi-llc.com	144 Eighth Avenue New York, New York 10011 (mixed-use commercial building)	\$9,500,000 (debtor's estimate)	JPMorgan Chase Bank, N.A.	Daniel A. Schleifstein, Esq. Hinshaw & Culbertson LLP (212) 471-6200 DSchleifstein@hinshawlaw.com	\$4,800,000
7	Edward West Lyle DC-26-00019 Filed: 1/14/26	Pro Se: 202-333-4280 ewlyle@west1805.com	1805 45 th Street N.W. Washington, DC 20007 (single family residence)	\$2,825,000 (debtor's estimate)	First Mortgage: New Residential Mtg. Loan Trust Second Mortgage: Scott Gerber, Gregory Gerber, Gary Gerber, Clifford Gerber and Kaleb Gerber (as tenants in common)	First Mortgage: Andrew Brenner, Esq. 301-961-6555 abrenner@aldridgepitem.com Second Mortgage: Scott Gerber at jumpin@cmn.net	First Mortgage: \$1,681,131 Second Mortgage: \$430,000
8	3103 Ten, LLC DC-26-00038 Filed: 1/28/26 (related case is Morris St. Development LLC – see No. 6 below)	Debtor's Attorney: Christianna Cathcart 202-655-2066 christianna@dcbankruptcy.com	3103 Tennyson Street NW Washington, DC 20015 (single family residence)	\$1,200,000 (debtor's estimate)	Harvest Small Business Finance LLC	Attorney: Benjamin Smith, Esq. 301-230-5241 bsmith@shulmanrogers.com From lender: Eric Jiang 949-301-9007 ejiang@harvestceref.com	\$1,174,918
9	Morris St. Development, LLC DC-26-00039 Filed: 1/28/26 (related case is 3103 Ten, LLC – see No. 5 above)	Debtor's Attorney: Christianna Cathcart 202-655-2066 christianna@dcbankruptcy.com	Robert Morris Inn and Restaurant – currently closed 314 North Morris Street, Oxford, MD 21654	\$3,300,000 (debtor's estimate)	Harvest Small Business Finance LLC	Attorney: Benjamin Smith, Esq. 301-230-5241 bsmith@shulmanrogers.com Lender: Eric Jiang 949-301-9007 ejiang@harvestceref.com	\$2,796,909

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10	Legacy Loft, LLC DC-26-00059 Filed: 2/25/26	Debtor's Attorney: Jeffrey Martin, Esq. 703-223-1822 Jeff@martinlawgroup.com	1613 E. Street NE Washington, DC 20002 (multi-family)	\$2,300,000 (debtor's estimate)	First Mortgage: Eagle Bank Second Mortgage: BCK Partners Inc.	First Mortgage: Rebekah Paradis, Esq. 301-230-5257 rparadis@shulmanrogers.com Eagle Bank: William McKnew 240-497-1784 bmcknew@eaglebankcorp.com Second Mortgage: 27 E. Market Street Corning, NY 14830 (no person listed)	First Mortgage: \$2,031,009 Second Mortgage: \$1,700,000
11	Turner Development, LLC DC-26-00077 Filed: 3/10/26	Debtor's Attorney: Kristen Burgers, Esq. 703-584-8901 kburgers@hirschlerlaw.com	Approximately 175 acres of land located at 1001 Old Aiken Road, North Augusta, SC 29841 (approved for 342 single family homes, 107 townhouses and 150 apartments) -Debtor wants to sell property-	\$8,550,000 (debtor's estimate)	First Mortgage: Fuse 10, LLC Second Mortgage: Melissa Odem Third Mortgage: Ansermo L. Arthur	First Mortgage: Maurice Verstanding, Esq. 301-444-4600 mac@mbvesq.com Second Mortgage: 260 East Shoreline Drive North Augusta, SC 29841 Third Mortgage: 137 Miracle Drive Aiken, SC 29801	First Mortgage: \$1,630,162 Second Mortgage: \$833,000 Third Mortgage: \$1,000,000
12	Deanwood Real Estate Investment Group, LLC DC-26-00136 Filed: 3/24/26	Debtor's Attorney: Diana Dias, Esq. 703-828-3373 diana@martinlawgroup.com	5816 Forte Street NE Washington, DC 20019 (multi-family)	\$2,700,000 (debtor's estimate)	US Bank National Association, Trustee for the benefit of the Registered Holders of JP Morgan Chase Mortgage Securitization	Kevin Feig, Esq. 301-441-2420 kfeig@mhlawyers.com	\$1,900,000

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13	923 Kennedy Street NW, LLC DC-26-00200 Filed: 4/22/26	Debtor's Attorney: Brett Weiss, Esq. 301-924-4400	921 and 923 Kennedy Street NW Washington, DC 20011 (commercial property)	\$1,943,000 (debtor's estimate)	Trius Lending Partners	Stephen Metz, Esq. 240-507-1723 smetz@offitkurman.com	\$866,600
14	1624 U Street, Inc. DC-26-00215 Filed: 4/24/26	Debtor's Attorney: Craig Palik, Esq. 301-441-2420 cpalik@mhlawyers.com	1624 U Street NW -Unit 100 (2,800 sf commercial unit) operated as El Secreto De Rosita restaurant), -Unit 103 (residential condo) and -Unit 202 (residential condo) Washington, DC 20009 (commercial building)	Units 100 and 103- \$3,010,000 Unit 202- \$500,000 (debtor's estimate)	MMG Investments VII, LLC	Richard DuBose, Esq. 410-385-5039 rdubo@gebsmith.com	Mortgage on Units 100 and 103: \$1,031,000 Mortgage on Unit 202: \$152,000
15	Benning & G Street, LLC DC-26-00248 Filed: 5/13/26	Debtor's Attorney: William Johnson, Esq. 301-477-3450 info@johnsonlg.law	4951 G Street SE Washington, DC 20019 (45 unit multi-family-55% occupied))	\$3,700,000 (debtor's estimate)	FNMA	J. David Folds 202-508-3441 dfolds@bakerdonelsosn.com	\$6,738,000 (this was original amount in December 2020- current amount outstanding is unknown)

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16	Sepi Realty LLC SDNY-26-11120 (LGB) Filed: 5/15/26 (related case: West 70th Owners Corp., SDNY-26-10672 (LGB))	Debtor's Attorney: Julio Portilla, Esq. 212-365-0292 jp@julioportillalaw.com	45 West 70th Street New York, NY 10023 (Block 1123, Lot 12) (four-story townhouse / co-op building on the Upper West Side, one block from Central Park; legally classified as five units; marketed as a luxury single-family residence with indoor pool, elevator, private theater, and fitness gymnasium)	\$17,500,000 (debtor's estimate)	First Mortgage: CPW Townhouse LLC (as assignee of Axos Bank) 100 Park Avenue New York, NY Subordinate Mortgage: ASMSPV, L.P. (a/k/a ASM SPV, L.P.) - disputed 7600 Jericho Turnpike, Suite 302 Woodbury, NY 11797	First Mortgage (CPW Townhouse LLC): Frank C. Dell'Amore, Esq. Westerman Ball Ederer Miller Zucker & Sharfstein, LLP 1201 RXR Plaza Uniondale, NY 11556 (516) 622-9200 fdellamore@westermanllp.com Subordinate Mortgage (ASMSPV, L.P.): (counsel not identified in provided documents)	First Mortgage (CPW Townhouse LLC): \$9,345,250 (Schedule D) [referee computed approx. \$11,357,201.32 as of 10/17/2025] Subordinate Mortgage (ASMSPV, L.P.): \$5,632,126 (disputed) Total secured: \$14,977,376

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17	3120/30 Kingsbridge Avenue LLC SDNY-26-11242 (SAB) Filed: 5/26/26	Debtor's Attorney: Rachel S. Blumenfeld, Esq. Law Office of Rachel S. Blumenfeld PLLC 26 Court Street, Suite 814 Brooklyn, NY 11242 718-858-9600 rachel@blumenfeldbankruptcy.com Owner: Zoila Zonea	3120/30 Kingsbridge Avenue Bronx, NY 10463 (five-story commercial walk-up building; 48 residential apartments; Single Asset Real Estate)	\$3,000,000 (debtor's estimate)	First Mortgage: Flagstar 102 Duffy Avenue Hicksville, NY 11801 (acct. #...0679) Other secured liens: Efficient Combustion & Cooling Corp. (mechanics lien) Alba Fuel Corp. / Portnoy Schenck LLC (judgment lien)	First Mortgage (Flagstar): (no lender contact listed in filings) Judgment lien (Alba Fuel Corp.): Portnoy Schenck LLC c/o Grzegorz Owsiany, Esq. 22 Saw Mill River Rd, Ste 305 Hawthorne, NY 10532	First Mortgage (Flagstar): \$4,821,335.52 Mechanics lien (Efficient Combustion & Cooling): \$18,817.14 Judgment lien (Alba Fuel Corp. / Portnoy Schenck): \$123,896.97 Total secured: \$4,964,049.63

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18	2235 Castor LLC SDNY (White Plains) 26-11321 (PB) Filed: 6/1/26	Debtor's Attorney: H. Bruce Bronson, Esq. Bronson Law Offices PC 480 Mamaroneck Ave Harrison, NY 10528-1621 (914) 269-2530 hbbronson@bronsonlaw.net Owner: David Ebrahimzadeh (Managing Member); 100% owned by 2235 Castor Holdings LLC	2235 Castor Avenue Philadelphia, PA 19134	\$17,000,000 (debtor's estimate)	First Mortgage: LSC 2235 Castor Ave LLC c/o Lightstone Capital LLC 1985 Cedar Bridge Avenue, Suite 1 Lakewood, NJ 08701 generalcounsel@lightstonegroup.com Second Mortgage: Candor Servicing LLC (disputed) 450 Alton Road, Unit 2302 Miami Beach, FL 33139	First Mortgage (LSC 2235 Castor Ave LLC) - counsel: Charles O. Beckley II, Esq. Beckley & Madden, LLC 212 North Third Street, Suite 301 Harrisburg, PA 17101 Michael R. Yellin, Esq. Cole Schotz P.C. 25 Main Street, PO Box 800 Hackensack, NJ 07602-0800 Second Mortgage (Candor Servicing LLC): (no contact listed in filings)	First Mortgage (LSC 2235 Castor Ave LLC): \$13,400,000 Second Mortgage (Candor Servicing LLC): \$2,600,000 (disputed) Total secured: \$16,000,000
19	205 61st Street Flats, LLC DC-26-00329 (ELG) Filed: 6/26/26	Debtor's Attorney: Jeffery T. Martin, Jr., Esq. Martin Law Group PC 8065 Leesburg Pike, Suite 750 Vienna, VA 22182 (703) 223-1822 jeff@martinlawgroup.com Managing Member of Debtor: Richard Cunningham	205 and 209 61st Street NE Washington, DC 20019 (multi-family building; 15 apartments)	\$2,400,000 (debtor's estimate)	Standard Insurance Company 10265 NE Tanasbourne Drive, 3rd Floor Hillsboro, OR 97124	Scott W. Foley, Esq. Shapiro Sher Guinot & Sandler 250 W. Pratt Street, Suite 2000 Baltimore, MD 21201 (410) 385-4234 swf@shapirosher.com	\$5,114,928

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20	Bethel Pentecostal Tabernacle of the Assemblies of God, Inc. (DBA DC360 Church) DC-26-00350 (ELG) Filed: 7/15/26	Debtor's Attorney: Justin P. Fasano, Esq. McNamee Hosea, P.A. 6404 Ivy Lane, Suite 820 Greenbelt, MD 20770 301-441-2420 jfasano@mhlawyers.com Reverend of Debtor: Robert F. Carter	60 I Street SW Washington, DC 20024 (17,500 sq ft two-story commercial condominium unit – church)	\$7,200,000 (debtor's estimate)	Hard Money Bankers, LLC 10015 Old Columbia Road, Suite H-125 Columbia, MD 21046	The bankruptcy filing did not contain this information	\$1,826,352 (disputed)
21	218 7th St. SE, LLC DC-26-00395 (ELG) Filed: 8/4/26	Debtor's Attorney: William C. Johnson, Jr., Esq. The Johnson Law Group, LLC 6305 Ivy Lane, Suite 630 Greenbelt, MD 20770 (301) 477-3450 William@JohnsonLG.Law Managing Member of Debtor: Christopher Powell	218 7th St. SE Washington, DC 20003 (residential rental building; multiple units)	\$4,331,000 (debtor's estimate)	US Bank Trust NA, as Trustee for Velocity Commercial Capital Loan Trust 2022-3 P.O. Box 814609 Dallas, TX 75381	Russell S. Drazin, Esq. 4400 Jenifer St. NW, Suite 2 Washington, DC 20015 Hofmeister, Robinson & DiPietro Hunt Valley, MD 21031	\$2,790,188
22	Hermes Investments, LLC DC-26-00313 (ELG) Filed: 6/16/26	Debtor's Attorney: William C. Johnson, Jr., Esq. The Johnson Law Group, LLC 6305 Ivy Lane, Suite 630 Greenbelt, MD 20770 (301) 477-3450 William@JohnsonLG.Law CEO of Debtor: Dr. Habib Shamte	1800 Martin Luther King Jr Avenue SE, Suite 328 Washington, DC 20020 (commercial building)	\$6,500,000 (appraisal as of 11/21/25, per lender's motion)	SSR 1800 MLK LLC	David S. Musgrave, Esq. Gordon Feinblatt LLC 1001 Fleet Street, Suite 700 Baltimore, MD 21202 (410) 576-4194 dmusgrave@gfrlaw.com	\$15,077.001 as of 1/8/26

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23	Miracle Temple Non-Denominational Church, Inc. DC-26-00310 (ELG) Filed: 6/14/26	Debtor's Attorney: Ronald Taylor, Esq. Tydings & Rosenberg LLP Address/phone/email: The bankruptcy filing did not contain this information Pastor of Debtor: Judie Shepherd-Gore	Church real properties (6 properties): 5219 & 5217 Call Place SE, Washington, DC 20019; 3047 Douglas Street NE, Washington, DC 20018; 6001 Auth Road, Suitland, MD; 4541 Akron Street, Temple Hills, MD 1609 Fairlakes Place, Mitchellville, MD	\$3,435,000 (debtor's estimate, all six properties)	Fulton Bank, N.A. PO Box 4887 Lancaster, PA 17604	David Musgrave, Esq. Gordon Feinblatt LLC 1001 Fleet Street, #700 Baltimore, MD 21202 410-576-4194 dmusgrave@gfrlaw.com	Fulton Bank: \$2,160,000 (three deeds of trust encumbering six properties)
24	219 Underwood Street NW, LLC DC-26-00363 (ELG) Filed: 7/21/26	Debtor's Attorney: Kasey L. Edwards, Esq. Gilman & Edwards, LLC 8401 Corporate Drive, Suite 450 Landover, MD 20785 (301) 731-3303 kedwards@gilmanedwards.com Member of Debtor: Timothy Lawson	219 Underwood Street NW Washington, DC 20012 (residential property)	\$500,000 (debtor's estimate)	Forbright Bank 4445 Willard Avenue, Suite 110 Chevy Chase, MD 20815	The bankruptcy filing did not contain this information	\$590,000 (first mortgage)