



Federal Communications Commission
Enforcement Bureau
Region One

DA 26-979

Region One Regional Office
9050 Junction Drive
Annapolis Junction, Maryland 20701
(301) 725-1996

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September 15, 2026

**BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED,
FIRST CLASS MAIL, AND UPS**

FRESB MORTGAGE TRUST, MF P/T CERTS SERV 2019-SB64
c/o Keybank National Association
11501 Outlook Street, Suite 300
Overland Park, Kansas 66211-1807

**NOTICE OF ILLEGAL
PIRATE RADIO BROADCASTING**

Case Number: EB-FIELDNER-26-00040228

The New York Office of the Federal Communications Commission's (FCC) Enforcement Bureau is investigating a complaint about an unlicensed FM broadcast station operating on frequency 105.3 MHz. On January 13, 2026, agents from the New York Office confirmed by direction finding techniques that radio signals on frequency 105.3 MHz were emanating from the property at 827 East 218th Street, Bronx, New York (Property). Publicly available records identify FRESB MORTGAGE TRUST, MF P/T CERTS SERV 2019-SB64 as the owner of the Property.¹ The FCC's records show no license issued for operation of a radio broadcast station on 105.3 MHz at this location.

Radio broadcast stations operating on certain frequencies,² including 105.3 MHz, must be licensed by the FCC pursuant to the Communications Act of 1934, as amended (Act).³ Although the FCC's rules create exceptions for certain extremely low-powered devices, we have determined that those exceptions do not apply to the transmissions observed as originating from the Property. Accordingly, the station operating on the Property may be violating the Act.⁴

Under section 511(a) of the Act, persons or entities found to willfully and knowingly suffer (*i.e.*, permit) a third party to engage in so-called "pirate radio" broadcasting on their property can face significant financial penalties.⁵ **Accordingly, you are hereby notified and warned that the FCC may issue a fine**

¹ New York City Department of Finance Property Information Portal, <https://propertyinformationportal.-nyc.gov/parcels/parcel/2046770025> (last visited Sept. 3, 2026).

² 47 CFR § 73.201.

³ 47 U.S.C. § 301.

⁴ See, e.g., *id.* § 511.

⁵ *Id.* § 511(a).

of up to \$2,453,218 if, following the response period set forth below, we determine that you have continued to permit any individual or entity to engage in pirate radio broadcasting from the property that you own or manage.⁶

If you do not respond to this Notice, the FCC may nonetheless determine that, as a legal matter, you have sufficient knowledge of the above-referenced pirate radio activity to support enforcement action against you. Service of this Notice to you or your agent establishes the foundation, along with other evidence, that could lead to significant financial penalties.

You have ten (10) business days from the date of this Notice to respond by providing evidence that you are no longer permitting pirate radio broadcasting to occur at the Property. In addition, we request that you identify the individual(s) engaged in pirate radio broadcasting on the property that you own or manage. Your response should be sent to the address in the letterhead and reference the listed case number. Under the Privacy Act of 1974,⁷ we are informing you that the FCC's staff will use all relevant material information before it to determine what, if any, enforcement action is required to ensure your compliance with the FCC's rules. This will include any information that you disclose in your reply.

You may contact this office if you have any questions.

David C. Dombrowski
Regional Director, Region One
FCC Enforcement Bureau

Enclosures:

Excerpts from the Communications Act of 1934, As Amended
Enforcement Bureau, "Inspection Fact Sheet", March 2005

⁶ See 47 CFR § 1.80(b)(6); *Amendment of Section 1.80(b) of the Commission's Rules, Adjustment of Civil Monetary Penalties to Reflect Inflation*, Order, DA 25-5, 2025 WL 100529, *7 at Table 5 to Paragraph (b)(12)(ii) (EB Jan. 3, 2025); *see also* Annual Adjustment of Civil Monetary Penalties to Reflect Inflation, 90 Fed. Reg. 3710 (Jan. 15, 2025) (setting January 15, 2025, as the effective date for the increases). *Enforcement Bureau Affirms Cancellation of Adjustments of Civil Monetary Penalties for Inflation*, Public Notice, DA 26-600, 2026 WL 1907655 (EB June 17, 2026).

⁷ 5 U.S.C. § 552a(e)(3).