

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

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CHANG HWA COMMERCIAL BANK, LTD., in its
capacity as the administrative agent for Hua Nan
Commercial Bank, Ltd. and itself, the syndicated lenders,

Plaintiff,

Index No.: 850050/2021

-against-

NOTICE OF SALE

WATERSCAPE RESORT II, LLC, 70 WEST 45TH
STREET HOLDING, LLC, HNA HOSPITALITY
GROUP CO., LTD., THE ASSOCIATED
CORPORATION, PAVARINI & MCGOVERN LLC,
I.M.P. PLUMBING & HEATING CORP.,
STANDARD PUMP AND MOTOR INC. D/B/A
SUPERIOR PUMP AND MOTOR INC., CRIMINAL
COURT OF THE CITY OF NEW YORK, NEW
YORK CITY DEPARTMENT OF FINANCE,
ENVIRONMENTAL CONTROL BOARD, 45TH
STREET BLT RESTAURANT LLC, CASSA NY
RESTAURANT LLC, and ELITE GC NY INC.

Hon. Francis Kahn, III, J.S.C.

Foreclosure of

Hotel Unit 1, Hotel Unit 2, and
Commercial Unit 3 at 66-70 West 45th
Street, New York, New York 10036

Block 1260, lots numbered 1101,
1102 and 1103

Defendants.

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Pursuant to a Judgment of Foreclosure and Sale and Decision and Order on Motion dated February 14, 2025 and entered February 18, 2025 (the "Judgment"), and such Judgment thereafter entered by the New York County Clerk's Office, I, Jeffrey R. Miller, Esq., the undersigned Referee, duly appointed in this action for such purpose, will sell in one parcel at public auction at the New York County Supreme Court, located at 60 Centre Street, New York, on **July 9, 2025, at 2:15 p.m.**, on that date, the premises directed to be sold by said Judgment and described on Schedule A.

Said premises commonly known as Hotel Unit 1, Hotel Unit 2, and Commercial Unit 3 in the Condominium known as "Cassa NY Condominium" located at 66-70 West 45th Street, New York, New York 10036 (Block 1260, Lots 1101, 1102 and 1103), and shall be offered as a whole and sold off to the highest bidder under the following terms as specified in the Judgment:

Subject to any superior liens of record, including by not limited to mortgage liens, in "as is" physical order and condition, subject to any condition that an inspection of the premises would disclose; any facts that an accurate survey of the premises would show; any covenants, restrictions, declarations, reservations, easements, right of way, and public utility agreements of record, if any; any building and zoning ordinances of the municipality in which the property subject to the lien is located and possible violations of same; any rights of tenants or persons in possession of the premises; prior liens of record, if any; except those liens

addressed in section 1354 of the Real Property Actions and Proceedings Law; any equity of redemption of the United States of America to redeem the premises within 120 days from the date of sale, any rights pursuant to CPLR 317, 2003 and 5015 or any appeal of the underlying action or additional litigation brought by any defendant or its successor or assignee contesting the validity of this foreclosure.

Subject also to each and every other term of said Judgment and the terms of sale.

The amount due as per the Judgment on the mortgage is \$98,961,016.28 plus interest, fees, and costs, all due as per the Judgment.

Dated: New York, New York
May 16, 2025



Jeffrey R. Miller, Esq.
Referee of Sale

THOMPSON COBURN LLP

By: s/ Brigitte R. Rose
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Attorneys for Plaintiff



Title No. 3020-800236

SCHEDULE "A"

THE CONDOMINIUM UNITS (THE "UNITS") KNOWN AS HOTEL UNIT 1, HOTEL UNIT 2 AND COMMERCIAL UNIT 3 IN THE BUILDING DESIGNATED AS THE CASSA NY CONDOMINIUM IN THE DECLARATION ESTABLISHING A PLAN FOR CONDOMINIUM OWNERSHIP OF SAID PREMISES UNDER ARTICLE 9-B OF THE REAL PROPERTY LAW OF THE STATE OF NEW YORK (THE "NEW YORK CONDOMINIUM ACT"), DATED AS OF 05/28/2010 RECORDED 06/25/2010 IN THE OFFICE OF THE REGISTER OF NEW YORK COUNTY (THE "REGISTER'S OFFICE") AS CRFN 2010000212892, AS AMENDED BY FIRST AMENDMENT TO DECLARATION DATED AS OF 08/02/2010 RECORDED 07/18/2011 AS CRFN 2011000253508 AND BY SECOND AMENDMENT TO DECLARATION DATED AS OF 06/10/2011 RECORDED 07/18/2011 AS CRFN 2011000253510, ALSO DESIGNATED AS TAX LOTS 1101, 1102, AND 1103, RESPECTIVELY, IN BLOCK 1260 OF THE BOROUGH OF MANHATTAN ON THE TAX MAP OF THE REAL PROPERTY ASSESSMENT DEPARTMENT OF THE CITY OF NEW YORK AND ON THE FLOOR PLANS OF SAID BUILDING, CERTIFIED BY JOHN CETRA, ARCHITECT, ON 6/18/2010, AND FILED WITH THE REAL PROPERTY ASSESSMENT DEPARTMENT OF THE CITY OF NEW YORK ON 6/21/2010, AS CONDOMINIUM PLAN NO. 2085, AND ALSO FILED IN THE CITY REGISTER'S OFFICE ON 6/25/2010, AS MAP NO. 2085 AS CRFN 2010000212893 AMENDED BY MAP NO. 2085-A FILED 07/18/2011 AS CRFN 2011000253509.

TOGETHER WITH AN UNDIVIDED 12.55%, 37.13% AND 5.64% INTERESTS, RESPECTIVELY, IN THE COMMON ELEMENTS.

THE PREMISES WITHIN WHICH THE UNIT IS LOCATED ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE BOROUGH OF MANHATTAN, CITY, COUNTY AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY SIDE OF WEST 45TH STREET, DISTANT 120 FEET EASTERLY FROM THE SOUTHEASTERLY CORNER OF SIXTH AVENUE AND 45TH STREET;

RUNNING THENCE EASTERLY AND ALONG THE SOUTHERLY SIDE OF 45TH STREET, 60 FEET;

THENCE SOUTHERLY AND PARALLEL WITH SIXTH AVENUE AND FOR PART OF THE WAY THROUGH A PARTY WALL, 100 FEET 5 INCHES TO THE CENTRE LINE OF THE BLOCK BETWEEN 44TH AND 45TH STREETS;

THENCE WESTERLY ALONG THE CENTRE LINE OF THE SAID BLOCK AND PARALLEL WITH THE SOUTHERLY SIDE OF 45TH STREET, 60 FEET;

THENCE NORTHERLY AND PARALLEL WITH THE EASTERLY SIDE OF SIXTH AVENUE, 100 FEET 5 INCHES TO THE SOUTHERLY SIDE OF 45TH STREET AT THE POINT OR PLACE OF BEGINNING.

THE policy to be issued under this report will insure the title to such buildings and improvements erected on the premises, which by law constitute real property.

FOR CONVEYANCING ONLY: TOGETHER with all the right, title and interest of the party of the first part, of in and to the land lying in the street in front of and adjoining said premises.