

NOTICE OF SALE

SUPREME COURT COUNTY OF NEW YORK, WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE, FOR THE BENEFIT OF THE HOLDERS OF COMM 2014-CCRE15 MORTGAGE TRUST COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, Plaintiff, vs. WEST 45TH APF LLC, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale and Decision + Order on Motion duly entered on November 24, 2025, I, the undersigned Referee will sell at public auction at the Room 252 of the New York County Courthouse, 60 Centre Street, New York, NY 10007 on February 4, 2026 at 2:15 p.m., premises known as 25 West 45th Street, New York, NY 10036. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Manhattan, County of New York, City and State of New York, Block 1261 and Lot 21, as well as all personal property of Borrower as identified in that certain Consolidated, Amended and Restated Mortgage, Assignment of Leases and Rents and Security Agreement, dated as of December 20, 2013, and recorded on December 26, 2013 as CRFN 2013000528433, and excluding any funds held by Plaintiff in any reserve, escrow, or suspense fund, excluding any funds held by Plaintiff in any cash management account, and excluding any funds held by the court-appointed receiver. Approximate amount of judgment is \$75,726,646.44 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index # 850160/2024.

Christy Demelfi, Esq., Referee

Polsinelli PC, Amy E. Hatch, Esq., Alina Levi, Esq., 600 Third Avenue, 42nd Floor, New York, New York 10016, Attorneys for Plaintiff