

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

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U.S. BANK NATIONAL ASSOCIATION, AS	: Index No. 656807/2019
TRUSTEE FOR MORGAN STANLEY BANK OF	: Date filed: November 15, 2019
AMERICA MERRILL LYNCH TRUST 2013-C7,	:
COMMERCIAL MORTGAGE PASS-THROUGH	:
CERTIFICATES, SERIES 2013-C7,	:
	:
Plaintiff,	: <b><u>NOTICE OF FORECLOSURE</u></b>
	: <b><u>SALE AND AD</u></b>
	:
vs.	:
	:
THOR 494 BROADWAY PARTNERS LLC,	: Property Address:
JENSEN 494 LLC, JOSEPH SITT and BUREAU OF	: 494 Broadway, New York, NY 10012,
HIGHWAY OPERATIONS	: and designated as Block 483, Lot 3 as
	: shown on the Tax Map of the City of
Defendants.	: New York, County of New York and
	: State of New York
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TO THE ATTACHED SERVICE LIST:

PLEASE TAKE NOTICE that annexed hereto as Exhibit A is a true and correct copy of substantially all of the text of the foreclosure sale advertisement to be published by Plaintiff U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR MORGAN STANLEY BANK OF AMERICA MERRILL LYNCH TRUST 2013-C7, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2013-C7 (“Plaintiff”) pursuant to the Order dated March 25, 2025 and entered on the docket (NYSCEF No. 111) (the “Judgment of Foreclosure and Sale”) on May 29, 2025, granting Plaintiff’s motion for final judgment of foreclosure and sale. The noticed sale date is November 12, 2025, at 2:15 p.m., at the location and on the terms and conditions as set forth in the attached.

Dated: New York, New York  
September 25, 2025

Respectfully submitted,  
  
PERKINS COIE LLP

By: /s/ Gary F. Eisenberg  
Gary F. Eisenberg  
LaMarte Williams, Jr.  
1155 Avenue of the Americas, 22nd Floor  
New York, NY 10036-2711  
Telephone: (212) 262-6900  
Facsimile: (212) 977-1649  
[GEisenberg@perkinscoie.com](mailto:GEisenberg@perkinscoie.com)  
[LaMarteWilliams@perkinscoie.com](mailto:LaMarteWilliams@perkinscoie.com)

*Attorneys for Plaintiff U.S. BANK NATIONAL  
ASSOCIATION, AS TRUSTEE FOR MORGAN  
STANLEY BANK OF AMERICA MERRILL  
LYNCH TRUST 2013-C7, COMMERCIAL  
MORTGAGE PASS-THROUGH CERTIFICATES,  
SERIES 2013-C7*

TO:

Mia Stevens-Haynes, Esq.  
Wachtel Missry LLP  
One Dag Hammarskjold Plaza  
885 Second Avenue, 47th Floor  
New York, NY 10017  
*Attorneys for Defendants Thor 494 Broadway  
Partners LLC, Jensen 494 LLC and  
Joseph Sitt*

James E. Johnson  
Corporation Counsel of the City of New York  
Attorneys for The City of New York  
100 Church Street, Room 3-106  
New York, NY 10007  
Attn: Karen Ross, Esq.  
*Attorneys for Defendant Bureau of  
Highway Operations*

Pamela Anne-Marie Walker, Esq., Referee  
10 East 39th Street, 12th Floor  
New York, NY 10016  
Email: [pamela@walkerfirmny.com](mailto:pamela@walkerfirmny.com)

Paul Sklar, Esq., Receiver  
551 5th Ave., Fl. 28  
New York, NY 10176  
Email: [paul@kamberllc.com](mailto:paul@kamberllc.com)

**EXHIBIT A****NOTICE OF SALE****NOTICE OF SALE**

SUPREME COURT – NEW YORK COUNTY – U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR MORGAN STANLEY BANK OF AMERICA MERRILL LYNCH TRUST 2013-C7, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2013-C7 v. THOR 494 BROADWAY PARTNERS LLC, ET AL – New York County Index No. 656807/2019 - Pursuant to judgment of foreclosure and sale dated March 25, 2025, I will sell at public auction in Room 130 in the New York County Supreme Courthouse, located at 60 Centre Street, New York, New York 10007, on November 12, 2025 at 2:15 p.m., prems. k/a 494 Broadway, New York, NY 10012, and designated as Block 483, Lot 3 as shown on the Tax Map of the City of New York, County of New York and State of New York.

Approx. amt. of judgment is \$31,418,849.95, as of February 9, 2024, plus attorneys' fees, costs and interest.

Judgment currently held by named plaintiff.

This notice supersedes all prior notices.

Sold subject to terms and conditions of filed judgment and terms of sale to be provided prior to auction. Judgment holder reserves the right to conduct a secured party sale of personal property related to the premises encumbered by the applicable loan documents following the foreclosure sale.

Pamela Anne-Marie Walker, Esq., Referee  
PERKINS COIE LLP, Attys. For Plaintiff  
1155 Avenue of the Americas, 22nd Floor  
New York, NY 10036-2711  
Phone: (212) 262-6900  
Email: [GEisenberg@perkinscoie.com](mailto:GEisenberg@perkinscoie.com)

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