

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, :
vs. :
THOR 494 BROADWAY PARTNERS LLC, :
JENSEN 494 LLC, JOSEPH SITT and BUREAU OF :
HIGHWAY OPERATIONS :
Defendants. :
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NOTICE OF FORECLOSURE
SALE AND AD

Property Address:
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

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 January 14, 2026, 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
November 11, 2025

Respectfully submitted,
PERKINS COIE LLP

By: /s/ Gary F. Eisenberg
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ASSOCIATION, AS TRUSTEE FOR MORGAN
STANLEY BANK OF AMERICA MERRILL
LYNCH TRUST 2013-C7, COMMERCIAL
MORTGAGE PASS-THROUGH CERTIFICATES,
SERIES 2013-C7*

TO:

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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 January 14, 2026 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
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File No. 076184-0088