

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 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
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

Paul Sklar, Esq., Receiver
551 5th Ave., Fl. 28
New York, NY 10176
Email: 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

File No. 076184-0088