

NOTICE OF SALE SUPREME COURT KINGS COUNTY

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR VELOCITY COMMERCIAL CAPITAL LOAN TRUST 2018-2, Plaintiff against

742 LEX, INC., et al Defendant(s)

Attorney for Plaintiff(s) McMichael Taylor Gray, LLC, 28 Corporate Drive, Suite 104, Halfmoon, NY 12065.

Pursuant to a Judgment of Foreclosure and Sale entered August 20, 2024, I will sell at public auction to the highest bidder at Room 224 of Kings County Supreme Court, 360 Adams Street, Brooklyn, New York, 11201 on December 4, 2025 at 2:30 PM. Premises known as 412 Utica Avenue, Brooklyn, NY 11213. Block 1419 Lot 51. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York. Approximate Amount of Judgment is \$1,104,486.26 plus interest, fees, and costs. Premises will be sold subject to provisions of filed Judgment Index No 522915/2020.

The foreclosure sale will be conducted in accordance with 2nd Judicial District's Covid-19 Policies and foreclosure auction rules. The Referee shall enforce any rules in place regarding facial coverings and social distancing.

Jeffrey Schwartz, Esq., Referee

File # 23-000881-01