

NOTICE OF SALE SUPREME COURT QUEENS COUNTY

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE FOR
VELOCITY COMMERCIAL CAPITAL LOAN TRUST 2024-2, Plaintiff against

HASSAN AND SONS DEVELOPMENT 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 December 16, 2025, I will sell at public auction to the highest bidder at the Queens County Supreme Court, Courtroom #25, 88-11 Sutphin Boulevard, Jamaica, NY 11435 on February 13, 2026 at 10:00 AM. Premises known as 227-02 112th Avenue, Queens Village, NY 11429. Block 11227 Lot 74. All that certain plot, piece or parcel of land, situate, lying and being in the Borough and County of Queens, City and State of New York. Approximate Amount of Judgment is \$837,184.32 plus interest, fees, and costs. Premises will be sold subject to provisions of filed Judgment Index No 704603/2025.

The foreclosure sale will be conducted in accordance with 11th Judicial District's Covid-19 Policies and foreclosure auction rules. The Referee shall enforce any rules in place regarding facial coverings and social distancing. Referee will only accept a certified bank check made payable to the referee.

Scott H Siller, Esq., Referee

File # 24-002932-01