

NOTICE OF SALE SUPREME COURT KINGS COUNTY

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE FOR
VELOCITY COMMERCIAL CAPITAL LOAN TRUST 2022-2, Plaintiff against

903 REALTY NY LLC, 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 April 28, 2025, and amended on May 9, 2025, 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 July 17, 2025 at 2:30 PM. Premises known as 954 Brooklyn Avenue, Brooklyn, NY 11203. Block 4889 Lot 17. All that certain plot, piece or parcel of land, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York. Approximate Amount of Judgment is \$546,296.42 plus interest, fees, and costs. Premises will be sold subject to provisions of filed Judgment Index No 526630/2024.

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.

Helmut Borchert, Esq., Referee

File # 24-002064-01