

NOTICE OF SALE SUPREME COURT QUEENS COUNTY

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR VELOCITY COMMERCIAL CAPITAL LOAN TRUST 2017-1, Plaintiff against

BAHNASY 20-24 STEINWAY STREET, LLC; ABDALLAH N. BAHNASY, 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 September 18, 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 20-24 and 20-26 Steinway Street, Astoria, New York 11105. Block 809 Lot 42 and 43. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of the Fifth Ward, Long Island City, Borough and County of Queens, City and State of New York. Approximate Amount of Judgment is \$2,831,099.55 plus interest, fees, and costs. Premises will be sold subject to provisions of filed Judgment Index No 701749/2021.

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.

Nicholas Perciballi, Esq., Referee

File # 23-000874-01