

NOTICE OF SALE SUPREME COURT QUEENS COUNTY

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR VELOCITY COMMERCIAL CAPITAL LOAN TRUST 2019-1, Plaintiff against

ZENTENO CORP.; VICTORINA DOMINGUEZ, 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 January 17, 2024, I will sell at public auction to the highest bidder at steps of Queens County Supreme Court, 88-11 Sutphin Boulevard, Jamaica, NY 11435 on January 23, 2026 at 11:00 AM. Premises known as 80-09 Roosevelt Avenue, Jackson Heights, New York 11372. Block 1291 Lot 43. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Second Ward in the Borough of Queens, County of Queens, City and State of New York. Approximate Amount of Judgment is \$2,924,513.60 plus interest, fees, and costs. Premises will be sold subject to provisions of filed Judgment Index No 714725/2021.

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.

Michael Cervini, Esq., Referee

File # 23-000632-01