

NOTICE OF SALE SUPREME COURT KINGS COUNTY

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR VELOCITY COMMERCIAL CAPITAL LOAN TRUST 2019-3, Plaintiff against

577 DECATUR REALTY CORP.; NASR MAAZAB, 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 March 29, 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 July 10, 2025 at 2:30 PM. Premises known as 577 Decatur Street, Brooklyn, NY 11233. Block 1500 Lot 46. 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 \$1,387,468.64 plus interest, fees, and costs. Premises will be sold subject to provisions of filed Judgment Index No 511972/2022.

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.

Stephen Spinelli, Esq., Referee

File # 22-001698-01