

**NOTICE OF SALE SUPREME COURT QUEENS COUNTY**

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR VELOCITY COMMERCIAL CAPITAL LOAN TRUST 2021-4, Plaintiff against

RONNI NEWMAN, 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 9, 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 January 30, 2026 at 10:00 AM. Premises known as 215-21 23rd Road, Bayside, NY 11360. Block 5952 Lot 26. 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 \$1,171,105.44 plus interest, fees, and costs. Premises will be sold subject to provisions of filed Judgment Index No 708432/2024.

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.

Bruce S. Povman, Esq., Referee

File # 24-000614-01