

NOTICE OF SALE SUPREME COURT QUEENS COUNTY

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR VELOCITY COMMERCIAL CAPITAL LOAN TRUST 2018-2, Plaintiff against

BRENDA LANCLOS, 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 October 18, 2024, 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 October 3, 2025 at 10:00 AM. Premises known as 117-26 204th Street, St. Albans, NY 11412. Block 12633 Lot 18. All that certain plot, piece or parcel of land situate, lying and being in the Fourth Ward of the Borough and County of Queens, City and State of New York. Approximate Amount of Judgment is \$502,457.75 plus interest, fees, and costs. Premises will be sold subject to provisions of filed Judgment Index No 715570/2020.

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.

Kristen Jean Dubowski, Esq., Referee

File # 21-001540-01