

NOTICE OF SALE SUPREME COURT QUEENS COUNTY

VELOCITY COMMERCIAL CAPITAL, LLC, Plaintiff against

C & ELLEN LLC; CHARLES MAITLAND, 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 27, 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 16, 2026 at 11:00 AM. Premises known as 75-06 Blake Avenue, Jamaica, NY 11414. Block 11355 Lot 3. 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 \$566,313.51 plus interest, fees, and costs. Premises will be sold subject to provisions of filed Judgment Index No 721372/2023.

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.

Scott H. Siller, Esq., Referee

File # 23-001164-01