

NOTICE OF SALE SUPREME COURT BRONX COUNTY

US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR VELOCITY COMMERCIAL CAPITAL LOAN TRUST 2020-1, Plaintiff against

IAN A.A. LATTY, 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 November 24, 2025, and amended on December 16, 2025, I will sell at public auction to the highest bidder at the Bronx County Courthouse, Courtroom 711 at 851 Grand Concourse, Bronx, New York on January 26, 2026 at 2:15 PM. Premises known as 1058 East Gun Hill, Bronx, NY 10469. Block 4638 Lot 29. All that certain plot piece or parcel of land, situate, lying and being in the Borough of Bronx, County of Bronx, City and State of New York. Approximate Amount of Judgment is \$878,891.48 plus interest, fees, and costs. Premises will be sold subject to provisions of filed Judgment Index No 810289/2023E.

The foreclosure sale will be conducted in accordance with 12th Judicial District's Covid-19 Policies and the Bronx County foreclosure auction rules. The Referee shall enforce any rules in place regarding facial coverings and social distancing.

Yesenia Barrantes-Isibor, Esq., Referee

File # 23-001058-01