

NOTICE OF SALE SUPREME COURT NEW YORK COUNTY

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE FOR
VELOCITY COMMERCIAL CAPITAL LOAN TRUST 2023-3, Plaintiff against

SUGAR HILL 473, LLC; BIAGIO BELMONTE, 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 December 12, 2024, I will sell at public auction to the highest bidder at Motion Support Room 130 in the New York Supreme Court, 60 Centre Street, New York, New York 10007 on March 12, 2025 at 2:15 PM. Premises known as 453 West 140th Street, New York, NY 10031. Block 2057 Lot 138. All that certain plot, piece or parcel of land, situate, lying and being in the Borough of Manhattan, City, County and State of New York. Approximate Amount of Judgment is \$2,648,459.02 plus interest, fees, and costs. Premises will be sold subject to provisions of filed Judgment Index No 850143/2024.

The foreclosure sale will be conducted in accordance with 1st 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.

Roberta Ashkin, Esq., Referee

File # 24-000687-01