

SUPREME COURT OF THE STATE OF NEW YORK

COUNTY OF QUEENS

UMB Bank, National Association not in its individual capacity, but solely as legal title trustee for LVS Title Trust VI

Plaintiff(s),

-against-

L3 165 LLC; GoCap Financial; Hamilton Equity Group LLC; HSBC Bank USA National Association ASG; New York State Department of Taxation and Finance; New York City Parking Violations Bureau; Jane Doe #1, John Doe #2, Jane Doe #3 (Refused Names),

Defendant(s)

Notice of Sale

Index Number: 724457/2020

Premises: 40-18 165th Street,  
Flushing, New York 11358

NOTICE OF SALE  
SUPREME COURT - COUNTY OF QUEENS

UMB BANK, NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY, BUT  
SOLELY AS LEGAL TITLE TRUSTEE FOR LVS TITLE TRUST VI

Plaintiff,

Against

L3 165 LLC; GoCap Financial; Hamilton Equity Group LLC; HSBC Bank USA National  
Association ASG; New York State Department of Taxation and Finance; New York City  
Parking Violations Bureau; Jane Doe #1, John Doe #2, Jane Doe #3 (Refused Names)

Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale, duly entered 2/4/2025, I, the undersigned  
Referee, will sell at public auction, in Queens County Supreme Courthouse located at 88-11  
Sutphin Boulevard, Jamaica, NY, on the second floor in Courtroom 25, on 6/6/2025 at 10:00AM,  
premises known as 40-18 165th Street, Flushing, New York 11358 and described as follows:  
ALL that certain plot piece or parcel of land, with the buildings and improvements thereon  
erected, situate, lying and being in the Borough and County of Queens, City and State of New  
York.

Block 5339 Lot 27

The approximate amount of the current Judgment lien is \$2,069,377.08 plus interest and costs.  
The Premises will be sold subject to provisions of the aforesaid Judgment of Foreclosure and  
Sale; Index # 724457/2020

Sean R. Smith, Esq., Referee.

SHELDON MAY & ASSOCIATES Attorneys at Law, 255 Merrick Road, Rockville Centre, NY  
11570

Dated: 4/21/2025 File Number: 37646 CA

SUPREME COURT

STATE OF NEW YORK, COUNTY OF QUEENS Index Number 724457/2020

UMB Bank, National Association not in its individual capacity, but solely as legal title trustee for  
LVS Title Trust VI

Plaintiff(s),

-against-

L3 165 LLC; GoCap Financial; Hamilton Equity Group LLC; HSBC Bank USA National  
Association ASG; New York State Department of Taxation and Finance; New York City Parking  
Violations Bureau; Jane Doe #1, John Doe #2, Jane Doe #3 (Refused Names),  
Defendant(s).

## Notice of Sale

Sheldon May & Associates, P.C.  
Attorneys for Plaintiff  
Office and Post Office Address  
255 Merrick Road  
Rockville Centre, New York 11570  
Telephone Number  
(516) 763 - 3200

To:

Signature pursuant to rule 130-1.1-a

Print Name: Ted Eric May, Esq.

Service of a copy of the  
within is hereby admitted.

Dated:

Attorney(s) for:

PLEASE TAKE NOTICE:

☐ NOTICE OF ENTRYthat the within is a (*certified*) true copy of a Duly entered in the office of the clerk of the within  
named court on ,201☐ NOTICE OF SETTLEMENTthat an order of which the within is a true copy will be presented for settlement to the Honorable  
one of the judges of the within named court, at on 201 at .M.

Dated:

Yours, etc.  
Sheldon May & Associates, P.C.  
255 Merrick Road  
Rockville Centre, New York 11570  
(516) 763 - 3200