

## NOTICE OF SALE SUPREME COURT KINGS COUNTY

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR VELOCITY COMMERCIAL CAPITAL LOAN TRUST 2021-1, Plaintiff against

946 NOSTRAND AVE, LLC; EVERTON GRANT; PAULINE PARKER, 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 8, 2024, I will sell at public auction to the highest bidder at Room 224 of Kings County Supreme Court, 360 Adams Street, Brooklyn, New York, 11201 on January 9, 2025 at 2:30 PM. Premises known as 946 Nostrand Avenue, Brooklyn, NY 11225. Block 1296 Lot 46. All that certain plot, piece or parcel of land, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York. Approximate Amount of Judgment is \$1,174,127.38 plus interest, fees, and costs. Premises will be sold subject to provisions of filed Judgment Index No 518926/2023.

The foreclosure sale will be conducted in accordance with 2nd Judicial District's Covid-19 Policies and foreclosure auction rules. The Referee shall enforce any rules in place regarding facial coverings and social distancing.

Gregory LaSpina, Esq., Referee

File # 23-000800-01