

## NOTICE OF SALE SUPREME COURT QUEENS COUNTY

VELOCITY COMMERCIAL CAPITAL LLC, Plaintiff against

3128 28 ROAD LLC, 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 April 10, 2023, I will sell at public auction to the highest bidder at steps of Queens County Supreme Court, 88-11 Sutphin Boulevard, Jamaica, NY 11435 on March 8, 2024 at 10:30 AM. Premises known as 31-28 28th Road, Astoria, NY 11102. Block 619 Lot 37. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Fourth Ward of the Borough and County of Queens, City and State of New York. Approximate Amount of Judgment is \$1,195,008.71 plus interest, fees, and costs. Premises will be sold subject to provisions of filed Judgment Index No 714708/2019.

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.

Lawrence M. Litwack, Esq., Referee

File # 23-000635-01