

REFEREE'S NOTICE OF SALE IN FORECLOSURE**SUPREME COURT - COUNTY OF RICHMOND**

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR VELOCITY COMMERCIAL CAPITAL LOAN TRUST 2016-1, Plaintiff - against - BJ ORGANIZATION OF NEW YORK, INC., et al Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale entered on April 3, 2025, as Amended by an Order entered April 4th 2025. I, the undersigned Referee will sell at public auction at 18 Richmond Terrace, Room 112, Staten Island, N.Y. 10301 on the 29th day of May, 2025 at 10:00 AM. All that certain plot, piece or parcel of land, situate, lying and being in the Borough of Staten Island, County of Richmond, City and State of New York.

Premises known as 264 Lander Avenue, Staten Island, NY 10314.

(Block: 1590, Lot: 39)

Approximate amount of lien \$365,907.66 plus interest and costs.

Premises will be sold subject to provisions of filed judgment and terms of sale.

Index No. 150232/2021. Michael Heitmann, Esq., Referee.

McCalla Raymer Leibert Pierce, LLC

Attorney(s) for Plaintiff

420 Lexington Avenue, Suite 840

New York, NY 10170

Tel. 347/286-7409

Dated: April 8, 2025

During the COVID-19 health emergency, bidders are required to comply with all governmental health requirements in effect at the time of sale including but not limited to, wearing face coverings and maintaining social distancing (at least 6-feet apart) during the auction, while tendering deposit and at any subsequent closing. Bidders are also required to comply with the Foreclosure Auction Rules and COVID-19 Health Emergency Rules issued by the Supreme Court of this County in addition to the conditions set forth in the Terms of Sale.