

NOTICE OF SALE SUPREME COURT QUEENS COUNTY

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR VELOCITY COMMERCIAL CAPITAL LOAN TRUST 2016-1, Plaintiff against

82-25 QUEENS MANSION 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 9, 2025, I will sell at public auction to the highest bidder at the Queens County Supreme Court, Courtroom #25, 88-11 Sutphin Boulevard, Jamaica, NY 11435 on June 20, 2025 at 10:00 AM. Premises known as 82-25 Queens Boulevard, Unit 1A, Elmhurst, NY 11373. Block 1542 Lot 1101 formerly part of Lot 40. The unit known as Unit 1A (hereinafter the "Unit") in the premises known as and by Queens Mansion Condominium and located at 82-25 Queens Boulevard, Elmhurst, Queens County, City and State of New York. Approximate Amount of Judgment is \$1,026,014.62 plus interest, fees, and costs. Premises will be sold subject to provisions of filed Judgment Index No 710438/2022.

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.

William D. Bowman, Esq., Referee

File # 24-001861-01