

NOTICE OF SALE SUPREME COURT BRONX COUNTY

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR VELOCITY COMMERCIAL CAPITAL LOAN TRUST 2020-1, Plaintiff against

SONNY BOY PROPERTY CORPORATION; JOHN GEORGIU, JR. A/K/A JOHN G. GEORGIU, JR. A/K/A JOHN GEORGIU, 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 16, 2024, I will sell at public auction to the highest bidder at the Bronx County Courthouse, Courtroom 711 at 851 Grand Concourse, Bronx, New York on January 13, 2025 at 2:15 PM. Premises known as 3075 3rd Avenue, Bronx, NY 10451 a/k/a 461 East 157th St., Bronx, NY 10451. Block 2379 Lot 58. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of the Bronx, City of New York, and State of New York. Approximate Amount of Judgment is \$2,087,544.43 plus interest, fees, and costs. Premises will be sold subject to provisions of filed Judgment Index No 36229/2020E.

The foreclosure sale will be conducted in accordance with 12th Judicial District's Covid-19 Policies and the Bronx County foreclosure auction rules. The Referee shall enforce any rules in place regarding facial coverings and social distancing.

Edmond J. Pryor, Esq., Referee

File # 21-001033-01