

NOTICE OF SALE SUPREME COURT QUEENS COUNTY

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR VELOCITY COMMERCIAL CAPITAL LOAN TRUST 2019-3, Plaintiff against

ZOILA JUNCTION, LLC; ZOILA C. REYES, 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 February 1, 2024, 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 January 17, 2025 at 10:00 AM. Premises known as 32-29 Junction Boulevard, East Elmhurst, New York 11369. Block 1424 Lot 59. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough and County of Queens, City and State of New York. Approximate Amount of Judgment is \$1,447,773.73 plus interest, fees, and costs. Premises will be sold subject to provisions of filed Judgment Index No 700260/2021.

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.

Helmut Borchert, Esq., Referee

File # 23-000639-01