

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF NEW YORK

U.S. BANK NATIONAL ASSOCIATION, AS
TRUSTEE FOR VELOCITY COMMERCIAL
CAPITAL LOAN TRUST 2020-2,

Plaintiff,

- against -

1694-1696 LEXINGTON AVE LLC,
ROLANDO CORTEZ, NEW YORK STATE
DEPARTMENT OF TAXATION AND
FINANCE,

Defendants.

Index No.: 850279/2021

NOTICE OF SALE

NOTICE IS HEREBY GIVEN, that pursuant to a Final Judgment of Foreclosure and Sale entered December 6, 2022, the Referee named below will sell at a public auction, in the New York County Supreme Court located at 60 Centre Street, New York, New York, 10007, Room 130, on September 11, 2024, at 2:15 P.M. EST, the premises commonly known as 1696 Lexington Avenue, New York, New York 10029, described as follows:

BLOCK: 1634 LOT: 16 on the Tax Map of New York County. ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough of New York, County of New York, City and State of New York, bounded and described as follows: BEGINNING at a point on the westerly side of Lexington Avenue, distant 50 feet 11 inches northerly from the northwesterly corner of Lexington Avenue and 106th Street; being a plot 75 feet by 16 feet 8 inches by 75 feet by 16 feet 8 inches.

The premises will be sold subject to the provisions of the Final Judgment of Foreclosure and Sale and the Terms of Sale.

GEORGIA PAPAZIS, ESQ., Referee.

Dated: New York, New York
August 12, 2024

ZEICHNER ELLMAN & KRAUSE LLP

By: /s/Steven S. Rand
Steven S. Rand
Daniel P. Rubel
Attorneys for Plaintiff
730 Third Avenue
New York, New York 10017
(212) 223-0400

TO: 1694-1696 Lexington Ave LLC
1696 Lexington Avenue
New York, New York 10029

Rolando Cortez
1696 Lexington Avenue
New York, New York 10029

John Doe (Name Refused)
1696 Lexington Avenue
New York, New York 10029

New York State Department of Taxation and Finance
W.A. Harriman Campus, Building 9
Albany, New York 12227

Georgia Papazis, Esq.
2478 Pine Place
Bellmore, New York 11710

STATE OF NEW YORK,
COUNTY OF NEW YORK.

AFFIRMATION OF SERVICE

ANTHONY ROSARIO, affirms the following to be true under the penalties of perjury pursuant to CPLR 2106: that I am over the age of eighteen years, am not a party herein, and reside in Bronx County, New York, and that on the 12th day of August, 2024, I served a true copy of the within **NOTICE OF SALE FOR SEPTEMBER 11, 2024** upon the parties hereinafter named at the places hereinafter stated by depositing the same, properly enclosed in post-paid, properly addressed wrappers, into the exclusive care and custody of a U.S. Post office depository regularly maintained within New York for delivery by first class mail, to said parties at their last known addresses given below:

1694-1696 Lexington Ave LLC
1696 Lexington Avenue
New York, New York 10029

Rolando Cortez
1696 Lexington Avenue
New York, New York 10029

John Doe (Name Refused)
1696 Lexington Avenue
New York, New York 10029

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Georgia Papazis, Esq.
2478 Pine Place
Bellmore, New York 11710

*All other appearing parties by NYSCEF

I affirm this 12th day of August 2024, under the penalties of perjury under the laws of New York, which may include a fine or imprisonment, that the foregoing is true, and I understand that this document may be filed in an action or proceeding in a court of law.



ANTHONY ROSARIO