

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS, NYCTL 2021-A TRUST, AND THE BANK OF NEW YORK MELLON AS COLLATERAL AGENT AND CUSTODIAN FOR THE NYCTL 2021-A TRUST, Plaintiff, vs. DAVID SINGH, ET AL., Defendant(s).

Pursuant to an Amended Judgment of Foreclosure and Sale duly dated on November 6, 2025 and entered November 19, 2025, I, the undersigned Referee will sell at public auction at the Queens County Supreme Courthouse, on the second floor in Courtroom 25, 88-11 Sutphin Boulevard, Jamaica, NY 11435 on January 30, 2026 at 10:00 a.m., premises known as 135-12 126th Street, South Ozone Park, NY 11420. 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, Block 11859 and Lot 51. Approximate amount of judgment is \$35,709.48 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index # 721754/2022.

Austin I. Idehen, Esq., Referee

Bronster, LLP, 156 West 56th Street, Suite 703, New York, New York 10019, Attorneys for Plaintiff