

NOTICE OF SALE

SUPREME COURT COUNTY OF NEW YORK

**U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY
BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, Plaintiff
AGAINST**

ANDREW G. DYSART, ET AL., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered January 24, 2025, I, the undersigned Referee will sell at public auction at the New York County Courthouse in Room 130, located at 60 Centre Street, New York, NY on August 6, 2025 at 2:15 PM, premises known as 170 West 23rd Street, Apt. 6J, New York, NY 10011. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Borough of Manhattan, City, County and State of New York, Block 798 Lot 1116. Approximate amount of judgment \$514,274.44 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #850661/2023.

Matthew D. Hunter III, Esq., Referee

Gross Polowy, LLC

1775 Wehrle Drive

Williamsville, NY 14221

23-002684

**SUPREME COURT STATE OF NEW YORK
COUNTY OF NEW YORK****23-002684
Index No. 850661/2023****AFFIRMATION OF SERVICE BY MAIL**

**U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE
FOR RCF 2 ACQUISITION TRUST, Plaintiff**

vs.

ANDREW G. DYSART, ET AL., Defendant(s)

Cassidy Ertel, affirms and says that I was at the time of service over the age of eighteen, not a party to this action and resides in the State of New York.

That on July 7, 2025, I mailed a true copy of the Notice of Sale in this action on those defendants, whose names, representation and designated addresses appear below, by depositing a true copy of same, enclosed in a postpaid properly addressed wrapper, in an official depository under the exclusive care and custody of the United States Postal Service within the State of New York.

Referee:

**Matthew D. Hunter III, Esq.
7101 Austin Street
Forest Hills, NY 11375**

**Andrew G. Dysart
170 West 23rd Street, Apt. 6J
New York, NY 10011**

I affirm on, July 7, 2025 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.



Cassidy Ertel