

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 RCAF ACQUISITION TRUST, Plaintiff,
AGAINST
VINAYAK SINGH; ASHU SINGH A/K/A ASHU DIWAN, et al. Defendant(s)

Pursuant to a judgment of foreclosure and sale duly entered on July 30, 2025.

I, the undersigned Referee, will sell at public auction at the New York County Courthouse, 60 Centre St, New York, NY 10007 on October 22, 2025 at 2:15 PM premises known as 530 E 76th St #36/37AB, New York, NY 10021.

Please take notice that this foreclosure auction shall be conducted in compliance with the Foreclosure Auction Rules for New York County, and the COVID 19 Health Emergency Rules, including proper use of masks and social distancing.

All that certain plot piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Manhattan, City, County and State of New York and State of New York. Block 1487 and Lot 1419.

Approximate amount of judgment \$4,392,315.51 plus interest and costs. Premises will be sold subject to provisions of filed Judgment. Index #850221/2023.

Ronald Zezima, Esq., Referee,
Aldridge Pite, LLP - Attorneys for Plaintiff - 40 Marcus Drive, Suite 200, Melville, NY 11747