

NOTICE OF SALE

SUPREME COURT COUNTY OF NEW YORK

HSBC Bank USA, N.A., Plaintiff

AGAINST

Rahul Kotwal, et al., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered February 16, 2024, 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 June 12, 2024 at 2:15PM, premises known as 45 Park Avenue, Unit 1203 and Parking Unit 7, New York, NY 10016. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Borough of Manhattan, County, City, and State of New York, BLOCK: 892, LOT: 1359 and 1408. Approximate amount of judgment \$1,633,685.57 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #850122/2019. The aforementioned auction will be conducted in accordance with the NEW YORK County COVID-19 Protocols located on the Office of Court Administration (OCA) website (<https://ww2.nycourts.gov/Admin/oca.shtml>) and as such all persons must comply with social distancing, wearing masks and screening practices in effect at the time of this foreclosure sale. For sale information, please visit Auction.com at www.Auction.com or call (800) 280-2832.

Clark Whitsett, Esq., Referee

Frenkel Lambert Weiss Weisman & Gordon, LLP

53 Gibson Street

Bay Shore, NY 11706

01-091241-F00