

## **NOTICE OF SALE**

**SUPREME COURT COUNTY OF KINGS**

**HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR WELLS FARGO ASSET  
SECURITIES CORPORATION, MORTGAGE PASS-THROUGH CERTIFICATES SERIES  
2006-AR8, Plaintiff**

**AGAINST**

**MARIE A. VALERUS, ET AL., Defendant(s)**

Pursuant to a Judgment of Foreclosure and Sale duly entered March 11, 2019, I, the undersigned Referee will sell at public auction at the Kings County Supreme Court, in Room 224, 360 Adams Street, Brooklyn, New York 11201 on September 11, 2025 at 2:30 PM, premises known as 65 Monroe Street, Brooklyn, NY 11216. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, Block 1986 Lot 60. Approximate amount of judgment \$1,404,565.41 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #2528/2014.

**Leonard C. Spector, Esq., Referee**

**Gross Polowy, LLC**

**1775 Wehrle Drive**

**Williamsville, NY 14221**

**00-298134**

**SUPREME COURT STATE OF NEW YORK  
COUNTY OF KINGS**

**00-298134  
Index No. 2528/2014**

**AFFIRMATION OF SERVICE BY MAIL**

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**HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR WELLS FARGO ASSET SECURITIES CORPORATION,  
MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-AR8, Plaintiff**

**vs.**

**MARIE A. VALERUS, et al., Defendant(s)**

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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 August 12, 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:**

**Leonard Spector, Esq.  
16 Court Street, Suite 2600 FL 10  
Brooklyn, NY 11241**

**Marie A. Valerus  
24 E. 58th Street, 1st Floor  
Brooklyn, NY 11203**

**Marie A. Valerus  
65 Monroe Street  
Brooklyn, NY 11216**

**Charles Edward Gary, Esq.  
Attorney for Defendant People of The State Of New York  
300 Motor Parkway, Suite 205  
Hauppauge, NY 11788-5127**

I affirm on, August 12, 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.



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**Cassidy Ertel**