

NOTICE OF SALE
SUPREME COURT - COUNTY OF QUEENS

THIRD BIRCH, LLC,

Plaintiff,

Against

ANDRE BOLIVAR, FRANCOIS MICHAUD, et al

Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale, duly entered 08/12/2025, I, the undersigned Referee, will sell at public auction, at the Queens County Supreme Courthouse located at 88-11 Sutphin Boulevard, Jamaica, NY, on the second floor in Courtroom 25, on 11/14/2025 at 10:00AM, premises known as 194-43 113th Road, Saint Albans, NY 11412, and described as follows:

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 10989 Lot 111

The approximate amount of the current Judgment lien is \$142,333.17 plus interest and costs. The Premises will be sold subject to provisions of the aforesaid Judgment of Foreclosure and Sale; Index # 713685/2024

Dana Jenkins, Esq., Referee.

Richland & Falkowski, PLLC, 28-07 Jackson Avenue, 5th Floor, LONG ISLAND CITY, NY 11101

Dated: 9/16/2025 File Number: BOLIVAR CA

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF QUEENS

THIRD BIRCH, LLC,

-against-

ANDRE BOLIVAR, FRANCOIS MICHAUD, et al

AFFIRMATION OF SERVICE OF
NOTICE OF SALE BY MAIL

Index No. 713685/2024

County of Suffolk, State of New York:

I, Domenic Lanza, Esq., an attorney admitted to the practice of law before the courts of the State of New York, and not a party to the above-entitled cause, affirm the following to be true under the penalties of perjury pursuant to CPLR 2106:

That on October 7, 2025, deponent served the within NOTICE OF SALE upon the following parties, enclosed in post-paid, properly addressed and sealed wrappers, by depositing said wrappers in an official depository of the United States Postal Service within New York State.

Andre Bolivar
194-43 113th Road
Saint Albans, NY 11412


Francois Michaud
194-43 113th Road
Saint Albans, NY 11412

City of New York Department of Transportation
Parking Violations Bureau
100 Church Street
New York, NY 10007

Dana Jenkins, Esq.
14 Virginia Avenue
Freeport, NY 11520

Jane Doe
194-43 113th Road
Saint Albans, NY 11412

Dated: October 7, 2025


Domenic Lanza, Esq.
Nationwide Court Services, Inc.
761 Koehler Avenue, Suite A
Ronkonkoma, NY 11779