

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS

WELLS FARGO BANK, N.A., Plaintiff

AGAINST

THE PUBLIC ADMINISTRATOR OF NASSAU COUNTY, AS ADMINISTRATOR OF THE ESTATE OF WESTNER GERAULT A/K/A WESNER GERAULT A/K/A WESNER GIRAULT, MICHELLE GIRAULT AKA MARIE PIERRE GIRAULT AS HEIR TO THE ESTATE OF WESTNER GERAULT AKA WESNER GERAULT AKA WESNER GIRAULT, ET AL., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered June 5, 2024, I, the undersigned Referee will sell at public auction at the Queens County Supreme Courthouse, on the second floor in Courtroom 25, 88-11 Sutphin Boulevard, Jamaica, New York on September 6, 2024 at 10:00AM, premises known as 336 BEACH 47TH STREET, FAR ROCKAWAY, NY 11691. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Fifth Ward, Borough and County of Queens, City and State of New York, Block 15838, Lot 12. Approximate amount of judgment \$721,150.31 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #711610/2018. The aforementioned auction will be conducted in accordance with the QUEENS County COVID-19 mitigation protocols and as such all persons must comply with social distancing, wearing masks and screening practices in effect at the time of this foreclosure sale.

Alan C. Kestenbaum, Esq., Referee

Gross Polowy, LLC

1775 Wehrle Drive

Williamsville, NY 14221

16-003448

SUPREME COURT STATE OF NEW YORK
COUNTY OF QUEENS

16-003448
Index No. 711610/2018

AFFIRMATION OF SERVICE BY MAIL

WELLS FARGO BANK, N.A., Plaintiff

vs.

THE PUBLIC ADMINISTRATOR OF NASSAU COUNTY, AS ADMINISTRATOR OF THE ESTATE OF WESTNER GERAULT A/K/A
WESNER GERAULT A/K/A WESNER GIRAULT, MICHELLE GIRAULT AKA MARIE PIERRE GIRAULT AS HEIR TO THE ESTATE OF
WESTNER GERAULT AKA WESNER GERAULT AKA WESNER GIRAULT, ET AL., Defendant(s)

Devin DeFrank, 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 7, 2024, 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.

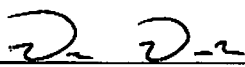
Referee:

Alan C. Kestenbaum, Esq.
42-40 Bell Blvd. Suite 302
Bayside, NY 11361

The Public Administrator of Nassau County, as administrator of the Estate of Westner Gerault A/K/A Wesner Gerault A/K/A
Wesner Girault
240 Old Country Road, Room 603
Mineola, NY 11501

Michelle Girault
3895 Everett Court, Apt #5
Lake Worth, FL 33461

I affirm on, August 7, 2024 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.



Devin DeFrank