

## NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS

Federal National Mortgage Association, Plaintiff

AGAINST

Fritz A. Guillaume; et al., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered February 27, 2019, and Amended November 13, 2023, and Amended January 31, 2024, I, the undersigned Referee, will sell at public auction at the Queens County Supreme Courthouse, 88-11 Sutphin Boulevard, Jamaica, NY 11435, on the second floor in Courtroom 25 on November 8, 2024 at 10:00AM, premises known as 136-02 241st Street, Rosedale, NY 11422. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in Rosedale in the Borough and County of Queens, City and State of NY, Block: 13234 Lot(s): 33. Approximate amount of judgment \$475,323.02 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index# 715884/2021 f/k/a 19519/2006. The auction will be conducted pursuant to the COVID-19 Policies Concerning Public Auctions of Foreclosed Property established by the 11th Judicial District.

Gregory M. LaSpina, Esq., Referee

LOGS Legal Group LLP f/k/a Shapiro, DiCaro & Barak, LLC  
Attorney(s) for the Plaintiff  
175 Mile Crossing Boulevard  
Rochester, New York 14624  
(877) 430-4792

Dated: September 17, 2024

For sale information, please visit [www.Auction.com](http://www.Auction.com) or call (800) 280-2832