

Foreclosure Auction Listings posted here are current only as of posting.

As auctions may be cancelled or rescheduled at any given time for various reasons, these listings will not be updated.

Consequently, there may be properties posted that may not be offered at auction as indicated.

NOTICE OF SALE

SUPREME COURT COUNTY OF NASSAU

Deutsche Bank National Trust Company, as Indenture Trustee, for New Century Home Equity
Loan Trust 2005-1, Plaintiff

AGAINST

Jasbir Singh; et al., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered June 3, 2019 I, the undersigned Referee will sell at public auction at the North Side Steps of the Nassau County Supreme Court at 100 Supreme Court Drive, Mineola, NY 11501 on April 23, 2024 at 2:30PM, premises known as 48 Robin Lane, Plainview, NY 11803. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being at Plainview, in the Town of Oyster Bay, County of Nassau, State of New York, Section 13 Block 56 Lot 4. Approximate amount of judgment \$626,898.71 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index# 001045/2017. The auction will be conducted pursuant to the COVID-19 Policies Concerning Public Auctions of Foreclosed Property established by the Tenth Judicial District. Foreclosure Auctions will be held "Rain or Shine."

George Esernio, 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: March 11, 2024

NOTICE OF SALE

SUPREME COURT COUNTY OF NASSAU, SSA NE ASSETS, LLC, Plaintiff, vs. TAB EQUITY GROUP LLC, ET AL., Defendant(s).

Pursuant to an Order Confirming Referee Report and Judgment of Foreclosure and Sale duly entered on February 9, 2024, I, the undersigned Referee will sell at public auction on the front steps on the north side of the Nassau County Supreme Court, 100 Supreme Court Drive, Mineola, NY 11501 on April 23, 2024 at 2:30 p.m., premises known as 203 Washington Street, Hempstead, NY 11550. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Village of Hempstead, County of Nassau and State of New York, Section 34, Block 203 and Lots 357-358. Approximate amount of judgment is \$562,992.97 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #602810/2022. This foreclosure sale will be held on the north side steps of the Courthouse, rain or shine. COVID-19 safety protocols will be followed at the foreclosure sale. If proper social distancing cannot be maintained or there are other health or safety concerns, the Court Appointed Referee will cancel the sale.

Merik R. Aaron, Esq., Referee

Friedman Vartolo LLP, 85 Broad Street, Suite 501, New York, New York 10004, Attorneys for Plaintiff. Firm File No. 203431-2

NOTICE OF SALE

SUPREME COURT COUNTY OF NASSAU

U.S. Bank National Association, as Trustee for Citigroup Mortgage Loan Trust, Inc. 2007-AHL1,
Asset-Backed Pass-Through Certificates Series 2007-AHL1, Plaintiff

AGAINST

Michael Palmeri; et al., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered April 17, 2019 I, the undersigned Referee will sell at public auction at the North Side Steps of the Nassau County Supreme Court at 100 Supreme Court Drive, Mineola, NY 11501 on April 23, 2024 at 3:00PM, premises known as 3068 Xavier Place, Oceanside, NY 11572. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Town of Hempstead, at Oceanside, County of Nassau, State of New York, Section 54 Block 507 Lot 13. Approximate amount of judgment \$920,711.22 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index# 000590/2017. The auction will be conducted pursuant to the COVID-19 Policies Concerning Public Auctions of Foreclosed Property established by the Tenth Judicial District. Foreclosure Auctions will be held "Rain or Shine."

Peter Kramer, Esq., Referee
(516) 510 - 4020

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: March 1, 2024

NOTICE OF SALE

SUPREME COURT COUNTY OF NASSAU, PS FUNDING, INC., Plaintiff, vs. BLUE ROCK CAPITAL HOLDINGS LLC, ET AL., Defendant(s).

Pursuant to an Order Confirming Referee Report and Judgment of Foreclosure and Sale duly entered on November 3, 2022, I, the undersigned Referee will sell at public auction on the front steps on the north side of the Nassau County Supreme Court, 100 Supreme Court Drive, Mineola, NY 11501 on April 23, 2024 at 2:00 p.m., premises known as 13 Charles Street, Roosevelt, NY 11575. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being at Roosevelt in the Town of Hempstead, County of Nassau and State of New York, Section 55, Block 422 and Lots 174 & 175. Approximate amount of judgment is \$287,328.82 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #601354/2021. This foreclosure sale will be held on the north side steps of the Courthouse, rain or shine. COVID-19 safety protocols will be followed at the foreclosure sale. If proper social distancing cannot be maintained or there are other health or safety concerns, the Court Appointed Referee will cancel the sale.

Charles Casolaro, Esq., Referee

Chartwell Law, One Battery Park Plaza, Suite 710, New York, New York 10004, Attorneys for Plaintiff

NOTICE OF SALE

SUPREME COURT: NASSAU COUNTY. 1S REO OPPORTUNITY 1, LLC, Pltf. vs. SUNRAMA INC, A NEW YORK CORPORATION, et al, Defts. Index #603134/2022. Pursuant to judgment of foreclosure and sale entered January 31, 2024 I will sell at public auction on the north side front steps of the Nassau County Supreme Court, 100 Supreme Court Drive, Mineola, NY on April 23, 2024 at 2:00 p.m. premises k/a 256 Whaley Street, Freeport, NY 11520. All that certain plot, piece or parcel of land with the buildings and improvements thereon erected, situate, lying and being in the Incorporated Village of Freeport, County of Nassau and State of New York, Section 54, Block 304, Lot 92. Approximate amount of judgment is \$433,683.23 plus costs and interest. Sold subject to terms and conditions of filed judgment and terms of sale. HEATHER D. CROSLEY, Referee. PINCUS LAW GROUP PLLC, Attys. for Pltf., 425 RXR Plaza, Uniondale, NY 11556. File No. 01062022.49891 #101215

SUPREME COURT OF THE STATE OF NEW YORK - COUNTY OF NASSAU

WILMINGTON TRUST COMPANY NOT
IN ITS INDIVIDUAL CAPACITY BUT
SOLELY AS SUCCESSOR TRUSTEE TO
U.S. BANK NATIONAL ASSOCIATION,
AS TRUSTEE, FOR MASTR
ALTERNATIVE LOAN TRUST 2005-3,

V.

SHANNON ELLSWORTH, ET AL.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 14, 2023, and entered in the Office of the Clerk of the County of Nassau, wherein WILMINGTON TRUST COMPANY NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS SUCCESSOR TRUSTEE TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR MASTR ALTERNATIVE LOAN TRUST 2005-3 is the Plaintiff and SHANNON ELLSWORTH, ET AL. are the Defendant(s). I, the undersigned Referee will sell at public auction RAIN OR SHINE at the NASSAU COUNTY SUPREME COURT, NORTH SIDE STEPS, 100 SUPREME COURT DRIVE, MINEOLA, NY 11501, on April 23, 2024 at 2:00PM, premises known as 10 ALAN CREST DRIVE, HICKSVILLE, NY 11801: Section 46, Block 564, Lot 37:

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN BETHPAGE, TOWN OF OYSTER BAY, COUNTY OF NASSAU AND STATE OF NEW YORK

Premises will be sold subject to provisions of filed Judgment Index # 609128/2019. Brian J. Davis, Esq. - Referee. Robertson, Anschutz, Schneid, Crane & Partners, PLLC 900 Merchants Concourse, Suite 310, Westbury, New York 11590, Attorneys for Plaintiff. **All foreclosure sales will be conducted in accordance with Covid-19 guidelines including, but not limited to, social distancing and mask wearing. *LOCATION OF SALE SUBJECT TO CHANGE DAY OF IN ACCORDANCE WITH COURT/CLERK DIRECTIVES.**



NOTICE OF SALE

SUPREME COURT COUNTY OF NASSAU

Federal National Mortgage Association ("Fannie Mae"), A corporation organized and existing under the laws of the United States Of America, Plaintiff

AGAINST

Deborah L Makovy; Ryan Makovy; et al., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered May 2, 2019 I, the undersigned Referee will sell at public auction at the North Side Steps of the Nassau County Supreme Court at 100 Supreme Court Drive, Mineola, NY 11501 on April 23, 2024 at 2:00PM, premises known as 59 Radcliffe Avenue, Farmingdale, NY 11735. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being at Farmingdale, in the Town of Oyster Bay, County of Nassau, State of New York, Section: 48 Block: 503 Lots: 40, 41, 42 & 110. Approximate amount of judgment \$280,460.94 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index# 008323/2011. The auction will be conducted pursuant to the COVID-19 Policies Concerning Public Auctions of Foreclosed Property established by the Tenth Judicial District.

Charles J. Casolaro, 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: March 8, 2024

NOTICE OF SALE

SUPREME COURT COUNTY OF NASSAU, JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, Plaintiff, vs. WILFREDO VELASQUEZ, ET AL., Defendant (s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on February 26, 2020, I, the undersigned Referee will sell at public auction at North Side Steps of the Nassau County Supreme Court, 100 Supreme Court Drive, Mineola, NY 11501 on April 23, 2024, at 2:00 P.M premises known as 93 PRINCETON STREET, HEMPSTEAD, NY 11550. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Hempstead, County of Nassau and State of New York, Section: 34, Block: 238 , Lot: 520 F/K/A Section: 34, Block: 238, Lots: 490, 491 and 492. Approximate amount of judgment is \$499,915.07 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index # 603730/2018.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, the Mortgagee's attorney, or the Referee.

For Sale information, please visit Auction.com at www.Auction.com or call (800) 280-2832.

KAREN C. GRANT, Esq., Referee

Roach & Lin, P.C., 6851 Jericho Turnpike, Suite 185, Syosset, New York 11791, Attorneys for Plaintiff

NOTICE OF SALE

SUPREME COURT COUNTY OF NASSAU

CitiMortgage, Inc., Plaintiff

AGAINST

Dawn Allison Gingold a/k/a Dawn Gingold a/k/a Dawn A. Gingold, et al., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered May 26, 2023, I, the undersigned Referee will sell at public auction at the North Side steps of the Nassau County Supreme Court, 100 Supreme Court Drive, Mineola, NY 11501 on April 23, 2024 at 3:30PM, premises known as 83 Arnold Court West a/k/a 83 Arnold Court, East Rockaway, NY 11518. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Incorporated Village of East Rockaway, Town of Hempstead, County of Nassau and State of New York, SECTION: 42, BLOCK: 281, LOT: 4. Approximate amount of judgment \$572,569.50 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #610391/2019. The aforementioned auction will be conducted in accordance with the NASSAU 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. Foreclosure Auctions will be held "Rain or Shine". Referee's phone number: (516) 510-4020.

Peter Kramer, Esq., Referee

Frenkel Lambert Weiss Weisman & Gordon, LLP

53 Gibson Street

Bay Shore, NY 11706

01-091297-F00

NOTICE OF SALE
SUPREME COURT - COUNTY OF NASSAU

DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR INDYMAC
INDX MORTGAGE LOAN TRUST 2005-AR6, MORTGAGE PASS-THROUGH
CERTIFICATES SERIES 2005-AR6 UNDER THE POOLING AND SERVICING
AGREEMENT DATED MARCH 1, 2005

Plaintiff,

Against

BARBARA CALDARELLA, ET AL

Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale, duly entered 09/01/2023, I, the undersigned Referee, will sell at public auction, on the North Side steps of the Nassau County Supreme Court located at 100 Supreme Court Drive, Mineola, NY 11501 on 4/23/2024 at 2:00PM, premises known as 15 Jerome Road, Syosset, New York 11791, And Described As Follows:

ALL that certain plot piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being at Syosset, Town Of Oyster Bay, County Of Nassau And State Of New York.

Section 15 Block 150 Lot 4A And 4B.

The approximate amount of the current Judgment lien is \$884,662.79 plus interest and costs. The Premises will be sold subject to provisions of the aforesaid Judgment of Foreclosure and Sale; Index # 014204/2011

If proper social distancing cannot be maintained or there are other health or safety concerns, the then Court Appointed Referee will cancel the Foreclosure Auction. This Auction will be held rain or shine.

Peter Kramer, Esq., Referee (516) 510-4020
MCCABE, WEISBERG & CONWAY, LLC, 10 Midland Avenue, Suite 205, Port Chester, NY 10573

Dated: 1/31/2024 File Number: 272-3507 CA

NOTICE OF SALE

SUPREME COURT COUNTY OF NASSAU

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION AS SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CERTIFICATEHOLDERS OF BEAR STEARNS ASSET BACKED SECURITIES I LLC, ASSET-BACKED CERTIFICATES, SERIES 2007-AQ2, Plaintiff

AGAINST

ROXANA VILLANUEVA, ET AL., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered May 2, 2019, I, the undersigned Referee will sell at public auction at the North Side steps of the Nassau County Supreme Court, 100 Supreme Court Drive, Mineola, NY 11501 on April 23, 2024 at 2:30PM, premises known as 7 MORRIS ROAD, BETHPAGE, NY 11714. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in Plainedge, Town of Oyster Bay, County of Nassau and State of New York, Section 49, Block 244, Lot 19. Approximate amount of judgment \$530,334.74 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #001466/2017. The aforementioned auction will be conducted in accordance with the NASSAU 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. If proper social distancing cannot be maintained or there are other health or safety concerns, then the court appointed referee will cancel the foreclosure auction. Foreclosure Auctions will be held "Rain or Shine".

Brian J. Davis, Esq., Referee

Gross Polowy, LLC

1775 Wehrle Drive

Williamsville, NY 14221

16-003434