

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.

REFEREE'S NOTICE OF SALE IN FORECLOSURE

SUPREME COURT - COUNTY OF NASSAU

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CMLTI 2007-AR1, Plaintiff -
against - GUSTAVO A. DIAZ, et al Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale entered on March 27, 2014. 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, N.Y. 11501 "Rain or Shine" on the 24th day of April, 2024 at 2:30 PM. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being at Massapequa, Town of Oyster Bay, County of Nassau and State of New York.

Premises known as 190 North Boston Avenue, Massapequa, NY 11758.

(Section: 48, Block: 53, Lot: 13, 14, 15 and 58)

Approximate amount of lien \$442,430.12 plus interest and costs.

Premises will be sold subject to provisions of filed judgment and terms of sale.

Index No. 007127/2013. George P. Esernio, Esq., Referee.

McCalla Raymer Leibert Pierce, LLC

Attorney(s) for Plaintiff

420 Lexington Avenue, Suite 840

New York, NY 10170

Tel. 347/286-7409

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

Dated: February 21, 2024

During the COVID-19 health emergency, bidders are required to comply with all governmental health requirements in effect at the time of sale including but not limited to, wearing face coverings and maintaining social distancing (at least 6-feet apart) during the auction, while tendering deposit and at any subsequent closing. Bidders are also required to comply with the Foreclosure Auction Rules and COVID-19 Health Emergency Rules issued by the Supreme Court of this County in addition to the conditions set forth in the Terms of Sale.

NOTICE OF SALE

SUPREME COURT COUNTY OF NASSAU

The Bank of New York Mellon Trust Company, N.A. as successor-in-interest to all permitted successors and assigns of JPMorgan Chase Bank, National Association, as Trustee for Specialty Underwriting and Residential Finance Trust Mortgage Loan Asset-Backed Certificates, Series 2005-BC2, Plaintiff

AGAINST

Eddie Maiorino a/k/a Eddie A. Maiorino; et al., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered September 5, 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 24, 2024 at 2:00PM, premises known as 45 Beverly Place, Massapequa, NY 11758. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being at Massapequa, in the Town of Oyster Bay, County of Nassau, State of New York, Section 65 Block 101 Lots 2314, 2315, 2316, and 2317. Approximate amount of judgment \$590,059.64 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index# 614095/2017. 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."

John Kennedy, 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: February 8, 2024

NOTICE OF SALE

SUPREME COURT COUNTY OF NASSAU

Bank of America, N.A., Plaintiff

AGAINST

Marie Brifil; et al., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered December 11, 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 24, 2024 at 2:00PM, premises known as 1033 Tulsa Street, Uniondale, NY 11553. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being at Uniondale (not incorporated) in the Town of Hempstead, County of Nassau, State of New York, Section 50 Block Y Lots 234 and 271. Approximate amount of judgment \$478,976.09 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index# 605833/2019. 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."

Malachy P. Lyons Jr, 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: February 21, 2024

NOTICE OF SALE

SUPREME COURT COUNTY OF NASSAU

Wells Fargo Bank, National Association, as Trustee for Option One Mortgage Loan Trust 2005-1,
Asset-Backed Certificates, Series 2005-1, Plaintiff

AGAINST

Satwinder Singh; et al., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered July 12, 2023 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 24, 2024 at 2:00PM, premises known as 627 Pearl Street, Oceanside, NY 11572. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being at Rockville Centre, in the Town of Hempstead, County of Nassau, State of New York, Section 38 Block 531 Lots 22 and 26. Approximate amount of judgment \$947,712.56 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index# 010269/2015. 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."

John G. Kennedy, 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

U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS INDENTURE TRUSTEE OF CIM TRUST 2021-NR2, Plaintiff,
AGAINST
ZAYAD RAMJOHN, LATIFFA RAMJOHN, Defendant(s)

Pursuant to a judgment of foreclosure and sale duly entered on August 23, 2023.

I, the undersigned Referee, will sell at public auction at the North Side Steps of the Nassau Supreme Court, 100 Supreme Court Drive, Mineola, NY 11501 on April 24, 2024 at 3:00 PM premises known as 349 Washington St, Hempstead, NY 11550.

Please take notice that this foreclosure auction shall be conducted in compliance with the Foreclosure Auction Rules for Nassau County and the COVID 19 Health Emergency Rules, including proper use of masks and social distancing.

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 Hempstead, County of Nassau and State of New York. Section 34, Block 181 and Lot 2.

Approximate amount of judgment \$184,828.30 plus interest and costs. Premises will be sold subject to provisions of filed Judgment. Index #001839/2016.

Ellen Savino, Esq., Referee,
Aldridge Pite, LLP - Attorneys for Plaintiff - 40 Marcus Drive, Suite 200, Melville, NY 11747

NOTICE OF SALE

SUPREME COURT COUNTY OF NASSAU

U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT
SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2016-CTT, Plaintiff

AGAINST

MICHAEL MCKENZIE AKA MICHAEL L. MCKENZIE, ET AL., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered June 27, 2022, 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 24, 2024 at 2:00PM, premises known as 674 HENRY STREET, UNIONDALE, NY 11553. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being at Uniondale, Town of Hempstead, County of Nassau and State of New York, Section 50, Block 119, Lot 552-556. Approximate amount of judgment \$518,021.92 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #611774/2017. 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".

John G. Kennedy, Esq., Referee

Gross Polowy, LLC

1775 Wehrle Drive

Williamsville, NY 14221

18-003000

NOTICE OF SALE

SUPREME COURT COUNTY OF NASSAU

U.S. BANK NATIONAL ASSOCIATION AS INDENTURE TRUSTEE FOR CIM TRUST
2015-3AG MORTGAGE-BACKED NOTES, SERIES 2015-3AG, Plaintiff
AGAINST

DOUGLAS HUGH SPADARO, CAROLE A. SCHMIDT-SPADARO, ET AL., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered July 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 24, 2024 at 2:30PM, premises known as 49 COUNTRY CLUB DRIVE, PORT WASHINGTON, NY 11050. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Incorporated Village of Flower Hill, Town of North Hempstead, County of Nassau and State of New York, Section 6, Block 5304, Lot 520. Approximate amount of judgment \$310,672.00 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #000881/2017. 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".

John G. Kennedy, Esq., Referee

Gross Polowy, LLC
1775 Wehrle Drive
Williamsville, NY 14221

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