

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

HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF DECEMBER 1, 2005, FREMONT HOME LOAN TRUST 2005-E,

Plaintiff,

Against

REGINALD MATHONE, ET AL,

Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale, duly entered 10/03/2016, 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 on 4/25/2024 at 3:00PM, premises known as 622 Hillside Court, Uniondale, NY 11553, 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 Town Of Hempstead, County Of Nassau And State Of New York.

Section 36 Block 153 Lot 664-667.

The approximate amount of the current Judgment lien is \$586,880.87 plus interest and costs. The Premises will be sold subject to provisions of the aforesaid Judgment of Foreclosure and Sale; Index # 14881/08

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.

Richard Lawrence Farley, Esq., Referee.  
MCCABE, WEISBERG & CONWAY, LLC, 10 Midland Avenue, Suite 205, Port Chester, NY 10573

Dated: 2/6/2024 File Number: 17-300289 CA

NOTICE OF SALE  
SUPREME COURT - COUNTY OF NASSAU

THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS  
SUCCESSOR TO JPMORGAN CHASE BANK, NOT INDIVIDUALLY BUT SOLELY AS  
TRUSTEE FOR THE HILDERS OF THE BEAR STEARNS ALT-A TRUST 2004-10,  
MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-10,

Plaintiff,

Against

LUIS A. QUIJANO; ET AL.

Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale, duly entered 03/22/2023, 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 4/25/2024 at 2:00PM, premises known as 174 Babylon Turnpike, Merrick, New York 11566, 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 Merrick, Town Of Hempstead, County Of Nassau, State Of New York.

Section 2555 Block 166 Lot 158

The approximate amount of the current Judgment lien is \$1,154,373.34 plus interest and costs. The Premises will be sold subject to provisions of the aforesaid Judgment of Foreclosure and Sale; Index # 005630/2015

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.


Ronald J. Ferraro, Esq., Referee.

MCCABE, WEISBERG & CONWAY, LLC, 10 Midland Avenue, Suite 205, Port Chester, NY 10573

Dated: 1/29/2024 File Number: 17-300295 CA

NOTICE OF SALE

SUPREME COURT. NASSAU COUNTY. ELM LIMITED, LLC., Pltf. vs. JOHN KEMPSKI, NASSAU COUNTY TREASURER, Defts. Index #606054/2022. Pursuant to judgment of foreclosure and sale entered August 18, 2023, I will sell at public auction on the North Side Steps of the Nassau Supreme Court, 100 Supreme Court Drive, Mineola, NY on April 25, 2024 at 2:00 p.m. prem. k/a Section 22, Block F01, Lot 298. Sold subject to terms and conditions of filed judgment and terms of sale. RON FERRARO, Referee. LEVY & LEVY, Attys. for Pltf., 12 Tulip Drive, Great Neck, NY. #101110

by:  \_\_\_\_\_  
Joseph Levy, Esq.,

REFEREE'S NOTICE OF SALE IN FORECLOSURE  
SUPREME COURT - COUNTY OF NASSAU  
INSOURCE EAST PROPERTIES, INC., Plaintiff - against - DEBORAH  
PERRICELLI, et al Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale entered on February 13, 2024. 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 25th day of April, 2024 at 2:00 PM. All that certain plot, piece or parcel of land, with the building and improvements thereon erected, situate lying and being at Levittown, Dear Hicksville, Town of Hempstead, County of Nassau, and State of New York.

Premises known as 107 Abbey Lane, Levittown, NY 11756.

(Section: 51, Block: 239, Lot: 27)

Approximate amount of lien \$676,543.60 plus interest and costs.

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

Index No. 606995/2022. Ronald J. Ferraro, Esq., Referee.

Stein, Wiener & Roth LLP

Attorney(s) for Plaintiff

1400 Old Country Road, Suite 315

Westbury, NY

Tel. 516/742-1212

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.**

SUPREME COURT - COUNTY OF NASSAU.

EMIGRANT BANK (FORMERLY KNOWN AS EMIGRANT SAVINGS BANK AND NEW YORK PRIVATE BANK & TRUST), Plaintiff -against- WILLIAM F. WINIARSKI AS ADMINISTRATOR AND HEIR TO THE ESTATE OF BRUCE WINIARSKI A/K/A BRUCE E. WINIARSKI A/K/A BRUCE EDWARD WINIARSKI, et al Defendant(s). Pursuant to a Judgment of Foreclosure and Sale entered on February 5, 2024, I, the undersigned Referee will sell at public auction on the North Side steps of the Nassau County Supreme Court "Rain or Shine" located at 100 Supreme Court Drive, Mineola, NY on April 25, 2024 at 2:30 p.m.

ALL that certain plot, piece or parcel of land, situate, lying and being at Uniondale, Town of Hempstead, County of Nassau and State of New York, known and designated as Section 50 Block 385 Lot 53.

Said premises known as 559 ASH COURT, UNIONDALE, NY 11553

Premises will be sold subject to provisions of filed Judgment and Terms of Sale.

Index Number 607501/2023.

RONALD J. FERRARO, ESQ., Referee

Terenzi & Confusione P.C.

Attorney(s) for Plaintiff

401 Franklin Avenue, Suite 304, Garden City, NY 11530

{\* UNIONDALE\*}

STATE OF NEW YORK  
SUPREME COURT: COUNTY OF NASSAU

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WELLS FARGO BANK, NA., ALSO KNOWN AS  
WACHOVIA MORTGAGE A DIVISION OF WELLS FARGO  
BANK N.A., FORMERLY KNOWN AS WACHOVIA  
MORTGAGE, FSB,

Plaintiff,

v.

RAFAEL DIAZ, ET AL,

Defendants.

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**NOTICE OF SALE IN  
FORECLOSURE**

PLEASE TAKE NOTICE THAT

In pursuance of a Judgment of Foreclosure and Sale entered in the Office of the County Clerk of Nassau County on September 30, 2015, I, Leonard Symons, Esq., the Referee named in said Judgment, will sell in one parcel at public auction on April 25, 2024 at North Side Steps of the Nassau County Supreme Court, 100 Supreme Ct. Dr., Mineola, NY 11501, at 4:00PM the premises described as follows:

63 Cumberland Pl  
Valley Stream, NY 11580-2947  
37-427-192-196, 197

Property Address:  
63 Cumberland Pl.  
Valley Stream, NY 11580-2947

ALL THAT TRACT OR PARCEL OF LAND situated in the Incorporated Village of Valley Stream, Town of Hempstead, County of Nassau, State of New York.

The premises are sold subject to the provisions of the filed judgment, Index No. 000774/2012 in the amount of \$639,925.14 plus interest and costs. The aforementioned auction will be conducted in accordance with the Court System's 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.

Woods Oviatt Gilman LLP  
Attorneys for Plaintiff  
500 Bausch & Lomb Place  
Rochester, NY 14604  
Tel.: 855-227-5072

100129-9  
Wells Fargo Bank, N.A., etc. vs. Rafael Diaz, et al.  
Nassau County Supreme Court , Index #: 000774/2012

## NOTICE OF SALE

SUPREME COURT COUNTY OF NASSAU

U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE  
FOR THE RMTP TRUST, SERIES 2019-C, Plaintiff

AGAINST

PUBLIC ADMINISTRATOR OF NASSAU COUNTY AS ADMINISTRATOR OF THE ESTATE OF JOSE  
MIGUEL FLORES, IRMA FLORES AS HEIR TO THE ESTATE OF JOSE MIGUEL FLORES, MATILDE  
CORCHADO AS HEIR TO THE ESTATE OF JOSE MIGUEL FLORES, IVONE FLORES AS HEIR TO THE  
ESTATE OF JOSE MIGUEL FLORES, GISELL FLORES AS HEIR TO THE ESTATE OF JOSE MIGUEL  
FLORES, JOSUE FLORES AS HEIR TO THE ESTATE OF JOSE MIGUEL FLORES, M.F. (FULL NAME  
REDACTED AS DEFENDANT IS A MINOR) AS HEIR TO THE ESTATE OF JOSE MIGUEL FLORES, ET  
AL., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered July 19, 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 25, 2024 at 2:00PM, premises known as 205 East Grand Street Westbury, NY 11590 AKA 205 Grand Street, Westbury, NY 11590. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in Westbury, Town of North Hempstead, County of Nassau and State of New York, Section 11, Block 46, Lots 65 & 164. Approximate amount of judgment \$332,220.21 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #607474/2022. 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".

Ronald J. Ferraro, Esq., Referee

Gross Polowy, LLC

1775 Wehrle Drive

Williamsville, NY 14221

18-000594



NOTICE OF SALE  
SUPREME COURT - COUNTY OF NASSAU

HSBC BANK USA, N.A., AS TRUSTEE FOR THE REGISTERED HOLDERS OF NOMURA  
HOME EQUITY LOAN, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-HE3

Plaintiff,

Against

MARIS LYNCH, WALTER LYNCH, ET AL

Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale, duly entered 12/03/2019, 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 on 4/25/2024 at 2:30PM, premises known as 107 Atlantic Avenue, Long Beach, New York 11561, 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 City Of Long Beach, County Of Nassau And State Of New York.

Section 59 Block 195 Lot 21 & 45

The approximate amount of the current Judgment lien is \$1,127,561.67 plus interest and costs. The Premises will be sold subject to provisions of the aforesaid Judgment of Foreclosure and Sale; Index # 2119/2016

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.

Ronald J. Ferraro, Esq., Referee.

MCCABE, WEISBERG & CONWAY, LLC, 10 Midland Avenue, Suite 205, Port Chester, NY 10573

Dated: 1/31/2024 File Number: 18-301507 CA