

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, UMB BANK, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACIY BUT SOLELY AS LEGAL TITLE TRUSTEE FOR LVS TITLE TRUST VI, Plaintiff, vs. MINERVA 1 LLC, Defendant(s).

Pursuant to an Order Confirming Referee Report and Judgment of Foreclosure and Sale duly entered on February 9, 2023 and an Order to Substitute Bank duly entered on February 20, 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 29, 2024 at 2:00 p.m., premises known as 85 Todd Road, Valley Stream, NY 11580. 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 Valley Stream, Town of Hempstead, County of Nassau and State of New York, Section 37, Block 603 and Lot 14. Approximate amount of judgment is \$820,679.81 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #614035/2020. 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.

Steven Keats, Esq., Referee

Friedman Vartolo LLP, 85 Broad Street, Suite 501, New York, New York 10004, Attorneys for Plaintiff
Firm File No.: 234192-1

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF NASSAU

U.S. BANK NATIONAL ASSOCIATION,
AS TRUSTEE FOR C-BASS MORTGAGE
LOAN ASSET-BACKED CERTIFICATES,
SERIES 2007-CB4,

-against-

ELLEN M. DAYTON, ET AL.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure entered in the Office of the Clerk of the County of Nassau on December 6, 2023, wherein U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR C-BASS MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-CB4 is the Plaintiff and ELLEN M. DAYTON, ET AL. are the Defendant(s). I, the undersigned Referee will sell at public auction at the CALENDAR CONTROL PART (CCP) COURTROOM OF THE SUPREME COURT, 100 SUPREME COURT DRIVE, MINEOLA, NY 11501, on April 29, 2024 at 2:00PM, premises known as 411 EAST HARRISON STREET, LONG BEACH, NY 11561; and the following tax map identification: 59-148-46 & 47.

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, TOWN OF HEMPSTEAD, COUNTY OF NASSAU AND STATE OF NEW YORK

Premises will be sold subject to provisions of filed Judgment Index No.: 615778/2019. Bruce W. Farquharson, 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.**



19-252396 - StM



SUPREME COURT - COUNTY OF NASSAU

CITIMORTGAGE, INC., Plaintiff -against- DAVID WALSH, KATHLEEN WALSH, et al Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale entered herein and dated January 28, 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, NY on April 29, 2024 at 2:00 p.m. premises situate, lying and being at Oceanside, in the Town of Hempstead, County of Nassau and State of New York, bounded and described as follows: BEGINNING at the corner formed by the intersection of the northerly side of Reina Road with the westerly side of Bartz Street; being a plot 100 feet by 50 feet by 100 feet by 50 feet.

All bidders must wear a face mask/shield at all times and social distancing must be observed by all bidders at all times. Bidders who do not comply with the face mask and/or the social distancing mandate will be removed from the auction.

Said premises known as 440 REINA ROAD, OCEAN SIDE, NY 11572

Approximate amount of lien \$433,060.05 plus interest & costs.

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

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 or the Mortgagee's attorney.

Index Number 010837/2010.

JANE SHRENKEL, ESQ., Referee

David A. Gallo & Associates LLP

Attorney(s) for Plaintiff

47 Hillside Avenue, 2nd Floor, Manhasset, NY 11030

File# 4722.1036

{* OCEAN ISLAND*}

NOTICE OF SALE

SUPREME COURT COUNTY OF NASSAU

US Bank Trust National Association, Not In Its Individual Capacity, But Solely As Owner Trustee
for VRMTG Asset Trust, Plaintiff

AGAINST

Edgar Lugo; Yadira Lugo; et al., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered February 22, 2012, 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 29, 2024 at 2:00PM, premises known as 516 Barbara Lane, Hempstead, NY 11552. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Town of Hempstead, County of Nassau and State of New York, SECTION: 35, BLOCK: 597, LOT: 29. Approximate amount of judgment \$205,742.60 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #006860/2009. 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. For sale information, please visit Auction.com at www.Auction.com or call (800) 280-2832.

M. Kathryn Meng, Esq., Referee

Frenkel Lambert Weiss Weisman & Gordon, LLP

53 Gibson Street

Bay Shore, NY 11706

01-088199-F00

NOTICE OF SALE

SUPREME COURT COUNTY OF NASSAU

The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-14, Plaintiff

AGAINST

Peggy Kouassi a/k/a Peggy Turner; et al., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered January 28, 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 29, 2024 at 2:00PM, premises known as 73 Broadway, Valley Stream, NY 11580. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Incorporated Village of Valley Stream, Town of Hempstead, County of Nassau, State of New York, Section 37 Block 667 Lot 41. Approximate amount of judgment \$597,228.47 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index# 008374/2016. 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."

Michael Jay Santino Pontone, 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 1, 2024