

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

Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as Owner Trustee  
on Behalf for CSMC 2018-RPL12 Trust, Plaintiff

AGAINST

Omar Guzman a/k/a Omar E. Guzman, et al., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered October 30, 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 30, 2024 at 2:00PM, premises known as 9 Rose Avenue, Glen Cove, NY 11542. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the City of Glen Cove, County of Nassau and State of New York, SECTION: 31, BLOCK: E, LOT: 209. Approximate amount of judgment \$412,059.27 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #612761/2022. 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.

Brian J. Davis, Esq., Referee

Frenkel Lambert Weiss Weisman & Gordon, LLP

53 Gibson Street

Bay Shore, NY 11706

01-094288-F01

NOTICE OF SALE

SUPREME COURT- COUNTY OF NASSAU

THE BANK OF NEW YORK MELLON, FKA THE BANK OF NEW YORK, AS SUCCESSOR-IN-INTEREST TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR BEAR STEARNS ASSET BACKED SECURITIES, BEAR STEARNS ALT-A TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-1, Plaintiff,  
AGAINST  
ADRIAN MOHAMED, JEANA KHUBLALL A/K/A JEANA MOHAMED, et al. Defendant(s)

Pursuant to a judgment of foreclosure and sale duly entered on August 19, 2019.

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 30, 2024 at 3:00 PM premises known as 223 Pershing Parkway, Mineola, NY 11501.

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 Mineola, County of Nassau and State of New York. Section 9, Block 269 and Lot 31 & 32.

Approximate amount of judgment \$468,203.42 plus interest and costs. Premises will be sold subject to provisions of filed Judgment. Index #004204/2013.

Russell S. Burman, 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 TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST, Plaintiff, vs. LLEWELLYN BISHOP, ET AL., Defendant(s).

Pursuant to an Order Confirming Referee's Report and Judgment of Foreclosure and Sale and Reformation of Legal Description duly entered on February 6, 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 30, 2024 at 2:30 p.m., premises known as 6 Martin Street, Massapequa, NY 11758. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in Massapequa Park, Town of Oyster Bay, County of Nassau and State of New York, Section 53, Block 216 and Lot 3. Approximate amount of judgment is \$429,482.45 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #602379/2019. Cash will not be accepted. 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.

Russell S. Burman, Esq., Referee

Knuckles, Komosinski & Manfro, LLP, 120 White Plains Road, Suite 215, Tarrytown, New York 10591, Attorneys for Plaintiff

## NOTICE OF SALE SUPREME COURT NASSAU COUNTY

U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST,  
Plaintiff against

DAVID CONTES, et al Defendant(s)

Attorney for Plaintiff(s) Stern & Eisenberg, P.C., 20 Commerce Drive, Suite 230,  
Cranford, NJ 07016 and 1131 Route 55, Suite 1, Lagrangeville, NY 12540.

Pursuant to a Judgment of Foreclosure and Sale entered August 15, 2018, I will sell at public auction to the highest bidder at North Side Steps of the Nassau County Supreme Court at 100 Supreme Court Drive, Mineola, NY 11501 on April 30, 2024 at 2:30 PM. Premises known as 22 Cary Place, Freeport, NY 11520. Sec 54. Block 320 Lot 110, 111 & 112. 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, Town of Hempstead, County of Nassau and State of New York. Approximate Amount of Judgment is \$261,029.38 plus interest, fees, and costs. Premises will be sold subject to provisions of filed Judgment Index No 609817/2017. For sale information, please visit [www.Auction.com](http://www.Auction.com) or call (800) 280-2832.

During the COVID-19 health emergency, Bidders are required to comply with all governmental health requirements in effect at the time of the 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. Should a bidder fail to comply, the Referee may refuse to accept any bid, cancel the closing and hold the bidder in default. 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. If proper social distancing cannot be maintained or there are other health or safety concerns, then the Court Appointed Referee shall cancel the foreclosure auction. Foreclosure Auctions will be held "Rain or Shine."

Frank Santoro, Esq., Referee

File # NY201800000454-1

**NOTICE OF SALE**

SUPREME COURT COUNTY OF NASSAU, DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE IN TRUST FOR REGISTERED HOLDERS OF LONG BEACH MORTGAGE LOAN TRUST 2006-3 ASSET-BACKED CERTIFICATES SERIES 2006-3, Plaintiff, vs. DAPHNE BEADLE A/K/A DAPHNE A. BEADLE, ET AL., Defendant(s).

Pursuant to an Order Confirming Referee Report and Judgment of Foreclosure and Sale duly entered on February 16, 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 30, 2024 at 2:00 p.m., premises known as 135 Post Avenue, Unit #6U, Westbury, NY 11590. 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 Westbury, Town of North Hempstead, County of Nassau and State of New York, Section 10, Block 100 and Lot 518U together with an undivided 0.8746 percent interest in the Common Elements. Approximate amount of judgment is \$404,754.73 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #612994/2018. 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.

Ellen Durst, Esq., Referee

Eckert Seamans Cherin & Mellott, LLC, 10 Bank Street, Suite 700, White Plains, New York 10606,  
Attorneys for Plaintiff

## NOTICE OF SALE SUPREME COURT NASSAU COUNTY

CHRISTIANA TRUST AS CUSTODIAN FOR GSRAN-Z LLC, Plaintiff against

THOMAS LOUIS MAURO, et al Defendant(s)

Attorney for Plaintiff(s) Hersko & Ehrenreich P.C., 555 Willow Avenue, Cedarhurst, NY 11516.

Pursuant to a Judgment of Foreclosure and Sale entered October 18, 2023, I will sell at public auction to the highest bidder at North Side Steps of the Nassau County Supreme Court at 100 Supreme Court Drive, Mineola, NY 11501 on April 30, 2024 at 2:00 PM, 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 in the State of New York, the Premises known as 406 Red Maple Dr. a/k/a 406 Red Maple Dr. West, Wantagh, NY 11793. Sec 51 Block 389 Lot 38. Approximate Amount of Judgment is \$2,722.95 plus interest, fees, and costs and attorneys fees. Premises will be sold subject to provisions of filed Judgment Index No 614761/2021.

The foreclosure sale will be conducted in accordance with 10th Judicial District's Covid-19 Policies and foreclosure auction rules. The Referee shall enforce any rules in place regarding facial coverings and social distancing. If proper social distancing cannot be maintained or there are other health or safety concerns, then the Court Appointed Referee shall cancel the foreclosure auction. Foreclosure Auctions will be held "Rain or Shine."

Russell S. Burman, Esq., Referee

File # 18-3174

**NOTICE OF SALE**

SUPREME COURT COUNTY OF NASSAU, WELLS FARGO BANK, N.A., AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2003-3, ASSET-BACKED CERTIFICATES, SERIES 2003-3, Plaintiff, vs. KEVIN P. MURPHY A/K/A KEVIN MURPHY, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale After Inquest and Appointment of Referee duly entered on January 31, 2017, 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 30, 2024 at 2:30 p.m., premises known as 1811 Bedford Avenue, Merrick, NY 11566. 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 55, Block 123 and Lots 61, 62, 63 & 108. Approximate amount of judgment is \$321,049.80 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index # 007487/2012. 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.

George Esernio, Esq., Referee

Friedman Vartolo LLP, 85 Broad Street, Suite 501, New York, New York 10004, Attorneys for Plaintiff.

Firm File No. 180558-1



**NOTICE OF SALE**

SUPREME COURT COUNTY OF NASSAU, ALLIED MORTGAGE GROUP, INC., Plaintiff, vs. KATHLYN CASATELLI A/K/A KATHRYN CASATELLI, Defendant.

Pursuant to an Order Confirming Referee Report and Judgment of Foreclosure and Sale duly entered on January 31, 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 30, 2024 at 2:00 p.m., premises known as 1100 Bellmore Road, North Bellmore, NY 11710. 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 51, Block 291 and Lot 12. Approximate amount of judgment is \$443,446.39 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #008251/2015. 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.

Scott Siller, Esq., Referee

Greenspoon Marder, 1345 Avenue of the Americas, Suite 2200, New York, NY 10105, Attorneys  
for Plaintiff

**NOTICE OF SALE**

SUPREME COURT COUNTY OF NASSAU, ISANTHES, LLC, Plaintiff, vs. URSULE PLAISIMOND, ET AL.,  
Defendant(s).

Pursuant to an Order Confirming Referee Report and Judgment of Foreclosure and Sale duly entered on June 22, 2023, 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 30, 2024 at 2:00 p.m., premises known as 157 Hendrickson Avenue, Elmont, NY 11003. 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 32, Block 354 and Lots 30-32. Approximate amount of judgment is \$730,888.72 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #602171/2022. 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.

Peter Famighetti, Esq., Referee

Valley Law PLLC, 6851 Jericho Turnpike, Suite 165, Syosset, New York 11791, Attorneys for  
Plaintiff

SUPREME COURT - COUNTY OF NASSAU

BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP  
FKA COUNTRYWIDE HOME LOANS SERVICING, LP, Plaintiff -against- FEDIE R. REDD, et al  
Defendant(s). Pursuant to a Judgment of Foreclosure and Sale entered herein and dated January 25, 2019, 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 30, 2024 at 2:00 pm  
premises situate, lying and being in the Incorporated Village of Freeport, 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 Southerly side of Cedar St. with the Easterly side of Westside Avenue; being a plot  
100 feet by 50 feet by 100 feet by 50 feet. Section: 62 Block: 149 Lot: 452

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 173 CEDAR STREET, FREEPORT, NY 11520

Approximate amount of lien \$549,313.36 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 007276/2013.

MALACHY LYONS, JR., ESQ., Referee

David A. Gallo & Associates LLP

Attorney(s) for Plaintiff

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

File# 8150.324

{\* FREEPORT LEADER\*}

NOTICE OF SALE  
SUPREME COURT - COUNTY OF NASSAU

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR MASTR ASSET BACKED  
SECURITIES TRUST 2006-WMC4, MORTGAGE PASS-THROUGH CERTIFICATES,  
SERIES 2006-WMC4

Plaintiff,

Against

LUCRECIO AQUINO, ET AL,

Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale, duly entered 12/24/2018, 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 4/30/2024 at 2:30PM, premises known as 46 Saint George Place, Inwood, New York 11096, 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, State Of New York.

Section 40 Block 57 Lot 48

The approximate amount of the current Judgment lien is \$466,857.24 plus interest and costs. The Premises will be sold subject to provisions of the aforesaid Judgment of Foreclosure and Sale; Index # 16-008698

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.

Bradley Marks, Esq., Referee.

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

Dated: 1/31/2024 File Number: 560-3388 CA