

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

U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF10 MASTER PARTICIPATION TRUST,
Plaintiff

AGAINST

PUBLIC ADMINISTRATOR OF NASSAU COUNTY, MONISHA MAPP AS HEIR TO THE
ESTATE OF CECELYA V. MORSEBY A/K/A CECELYA MORSEBY, ET AL., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered August 7, 2024, 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 July 14, 2026 at 2:00 PM, premises known as 134 West End Avenue A/K/A 134 Westend Avenue, Freeport, NY 11520. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Incorporated Village of Freeport, Town of Hempstead, County of Nassau and State of New York, Section 54, Block 318, Lot 209. Approximate amount of judgment \$660,826.36 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #009443/2014. For sale information, please visit Auction.com at www.Auction.com or call (800) 280-2832.

Mark S. Ricciardi, Esq., Referee

Gross Polowy, LLC
1775 Wehrle Drive
Williamsville, NY 14221

18-004797

NOTICE OF SALE SUPREME COURT NASSAU COUNTY

ATCF II NEW YORK LLC, Plaintiff against

GREGORY GIORGIO, et al Defendant(s)

Attorney for Plaintiff(s) Hersko & Ehrenreich P.C., 555 Willow Avenue, Cedarhurst, NY 11516, (516) 942-4216.

Pursuant to a Judgment of Foreclosure and Sale entered February 26, 2026, 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 July 14, 2026 at 2:00PM. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being, and identified on the land and tax map of the County of Nassau in the State of New York. Premises known as 1482 Dieman Ln., East Meadow, NY 11554. Sec 50 Block 585 Lot 2. Approximate Amount of Judgment is \$25,515.10 plus interest, fees, and costs and attorney fees. Premises will be sold subject to provisions of filed Judgment Index No 608316/2024.

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."

Howard Colton, Esq., Referee

File # 21-3992

NOTICE OF SALE

Supreme Court County of Nassau

PennyMac Loan Services, LLC, Plaintiff

AGAINST

Roselore Chavre, et al, Defendant

Pursuant to a Judgment of Foreclosure and Sale duly entered on July 19, 2024, I, the undersigned Referee, will sell at public auction at the Nassau County Supreme Court, 100 Supreme Court Drive, North sides of the steps, Mineola, NY 11501 on July 14, 2026 at 2:00 PM premises known as 64 Beebe Avenue, Hempstead, NY 11550. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the County of Nassau, State of New York, SECTION: 36, BLOCK: 263, LOT: 33. Approximate amount of judgment is \$497,106.24 plus interests and costs. Premises will be sold subject to provisions of filed Judgment Index # 614038/2018.

This sale may be subject to the US Dept of the Treasury's Financial Crimes Enforcement Network Real Estate Reporting Rule. In such event, all purchasers are required to provide the information needed for proper reporting in accordance with the terms of sale.

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

Mark Ricciardi, Referee

FRENKEL LAMBERT WEISMAN & GORDON LLP
53 Gibson Street
Bay Shore, NY 11706

NOTICE OF SALE SUPREME COURT NASSAU COUNTY

THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR NATIONSTAR HOME EQUITY LOAN TRUST 2007-B, Plaintiff against

MAUREEN DUFFY, et al Defendant(s)

Attorney for Plaintiff(s) McCalla Raymer Leibert Pierce, LLC, 420 Lexington Avenue, Suite 840, New York, NY 10170.

Pursuant to a Judgment of Foreclosure and Sale entered April 22, 2024, 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 July 14, 2026 at 2:30PM. Premises known as 71 Sycamore Avenue, Bethpage, New York 11714. Sec 46 Block 319 Lot 43 and 44. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being at Bethpage, Town of Oyster Bay, County of Nassau and State of New York. Approximate Amount of Judgment is \$562,783.58 plus interest, fees, and costs. Premises will be sold subject to provisions of filed Judgment Index No 003443/2017.

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."

For sale information, please contact XOME at www.Xome.com or call (844)400-9633.

Mark Stephen Ricciardi, Esq., Referee

File # 21-07695NY

NOTICE OF SALE

SUPREME COURT COUNTY OF NASSAU, BANK OF AMERICA, N.A., Plaintiff, v. MOIN MOINIAN, ET AL., Defendants. INDEX NO. 612892/2023.

Pursuant to the Order Confirming Amended Referee Report and Judgment of Foreclosure and Sale, dated March 24, 2026 and duly entered on May 13, 2026, I, the undersigned Referee will sell at a 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 July 14, 2026 at 2:00 p.m., the premises known as 486 East Shore Road, Kings Point, NY 11024; all that certain plot, piece or parcel of land, situate, lying and being in the Incorporated Village of Kings Point, Town of North Hempstead, County of Nassau and State of New York, Section 1, Block 178, and Lots 15, 40, and 52. The approximate amount of judgment is \$10,177,647.06 plus interest and costs. The premises will be sold subject to provisions of the filed Judgment.

Jeffrey B. Fox, Referee

Sheppard Mullin Richter & Hampton, LLP, Attn: Michael T. Driscoll, 30 Rockefeller Plaza,

New York, New York 10112, (212) 634-3055, mdriscoll@sheppard.com, Attorneys for Plaintiff

NOTICE OF SALE

SUPREME COURT COUNTY OF NASSAU, NATIONSTAR MORTGAGE LLC, Plaintiff, vs. SAMUEL ABDUL, ET AL., Defendant(s).

Pursuant to an Order Confirming Referee Report and Judgment of Foreclosure and Sale duly entered on March 30, 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 July 14, 2026 at 2:00 p.m., premises known as 40 West Drive, Manhasset, NY 11030. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of North Hempstead, County of Nassau and State of New York, Section 3, Block 85 and Lot 130. Approximate amount of judgment is \$266,701.36 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #611410/2018. Cash will not be accepted.

Mark S. Ricciardi, Esq., Referee

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

NOTICE OF SALE

SUPREME COURT COUNTY OF NASSAU, U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. GLORIA MICHELL, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on September 29, 2008 and an Order duly entered on May 2, 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 July 14, 2026 at 2:30 p.m., premises known as 26 East Market Street a/k/a 26 Market Street, Long Beach, NY 11561. 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 96 and Lot 218. Approximate amount of judgment is \$647,819.24 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #23192/2007.

Melissa Levin, Esq., Referee

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

NOTICE OF SALE

Avatar Nassau Retail Center LLC, Plaintiff vs. 175 Nassau Road Holding, Inc., et. al.,
Defendants (612130/2023)

Pursuant to the Judgment of Foreclosure and Sale entered April 23, 2026, the undersigned referee will sell at auction on July 14, 2026 at 2:00 P.M. at the North Side steps of the Nassau County Supreme Court, "rain or shine," the premises at 175 Nassau Road, Roosevelt, New York 11575 (Section 55, Block 413, Lot 192), 163 Nassau Road, Roosevelt, New York 11575 (Section 55, Block 413, Lot 191) and the vacant land on Centennial Avenue, Roosevelt, New York 11575 (Section 55, Block 413, Lot 8). The approx. amt. of Plaintiff's lien is \$3,959,706.55 plus interest and costs. The premises will be sold in one parcel and subject to judgment and terms of sale.

Charles Casolaro, Esq.

Law Offices of Tae H. Whang, LLC, Attys for Plaintiff, 185 Bridge Plaza N., Fort Lee, NJ
07024, (201) 461-0300.

NOTICE OF SALE

Avatar Nassau Retail Center LLC, Plaintiff vs. 175 Nassau Road Holding, Inc., et. al.,
Defendants (612130/2023)

Pursuant to the Judgment of Foreclosure and Sale entered April 23, 2026, the undersigned referee will sell at auction on July 14, 2026 at 2:00 P.M. at the North Side steps of the Nassau County Supreme Court located at 100 Supreme Court Drive, Mineola, New York 11501, rain or shine, the premises at 175 Nassau Road, Roosevelt, New York 11575 (Section 55, Block 413, Lot 192), 163 Nassau Road, Roosevelt, New York 11575 (Section 55, Block 413, Lot 191) and the vacant land on Centennial Avenue, Roosevelt, New York 11575 (Section 55, Block 413, Lot 8). The approx. amt. of Plaintiff's lien is \$3,959,706.55 plus interest and costs. The premises will be sold in one parcel and subject to judgment and terms of sale.

Charles Casolaro, Esq.

Law Offices of Tae H. Whang, LLC, Attys for Plaintiff, 185 Bridge Plaza N., Fort Lee, NJ
07024, (201) 461-0300.