

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 NASSAU COUNTY

LIVE OAK BANKING COMPANY, Plaintiff against

164 WEST PARK AVE LONG BEACH, LLC; STEPHEN E. ZAWIE VETERINARIAN P.C.,
et al Defendant(s)

Attorney for Plaintiff(s) McMichael Taylor Gray, LLC, 28 Corporate Drive, Suite 104,
Halfmoon, NY 12065.

Pursuant to a Judgment of Foreclosure and Sale entered April 1, 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 20, 2026 at 2:30PM. Premises known as 164 West Park Avenue, Long Beach, NY 11561. Sec 59 Block 071 Lot 8. All that certain plot piece or parcel of land, situate, lying and being in the City of Long Beach, County of Nassau, State of New York. Approximate Amount of Judgment is \$1,163,209.23 plus interest, fees, and costs. Premises will be sold subject to provisions of filed Judgment Index No 602677/2025.

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."

Fabiana I Talarico, Esq., Referee

File # 24-002881-01

NOTICE OF SALE

SUPREME COURT. NASSAU COUNTY. LOAN FUNDER LLC, SERIES 32475, Pltf vs. CAMVA EQUITIES LLC, et al, Defts. Index #612742/2023. Pursuant to judgment of foreclosure and sale entered May 29, 2026, I will sell at public auction on the North Side steps of the Nassau Supreme Court, 100 Supreme Court Drive, Mineola, NY on July 20, 2026 at 2:00 p.m. premises k/a 63 Dosoris Way, Glen Cove, NY a/k/a Section 23, Block 3, Lot 423. Approximate amount of judgment is \$843,834.35 plus costs and interest. Sold subject to terms and conditions of filed judgment and terms of sale. JAMES EZRATTY, Referee. DEUTSCH & SCHNEIDER, LLP, Attys. for Pltf., 79-37 Myrtle Avenue, Glendale, NY 11385. File No. LF-435 - #10302

NOTICE OF SALE

SUPREME COURT- COUNTY OF NASSAU

U.S. BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR RASC 2006-EMX6, Plaintiff,
AGAINST
SHEYLA Y. SUAZO, et al. Defendant(s)

Pursuant to a judgment of foreclosure and sale duly entered on May 4, 2026.

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 July 20, 2026 at 2:00 PM premises known as 43 Ford Drive West, Massapequa, NY 11758.

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 at Massapequa Park, Town of Oyster Bay, County of Nassau and State of New York. Section 53, Block 212 and Lot 18.

Approximate amount of judgment \$871,403.50 plus interest and costs. Premises will be sold subject to provisions of filed Judgment. Index #016616/2007.

John K. Moss, Esq., Referee,
Aldridge Pite, LLP - Attorneys for Plaintiff - 40 Marcus Drive, Suite 200, Melville, NY 11747