

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 Trust, National Association, not in its individual capacity, but solely as trustee of
BRAVO Residential Funding Trust 2020-RPL1

Plaintiff,

Against

Afifa Rustami a/k/a Afifa D. Rustami, John Doe #1

Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale, duly entered 04/24/2026, 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 7/21/2026 at 2:00PM, premises known as 27 Eaton Road, Syosset, New York 11791, and described as follows:

ALL that certain plot piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being near Hicksville, Town of Oyster Bay, County of Nassau and State of New York.

Section 12 Block 358 Lot 4

The approximate amount of the current Judgment lien is \$1,003,280.24 plus interest and costs. The Premises will be sold subject to provisions of the aforesaid Judgment of Foreclosure and Sale; Index # 606986/2023

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.

Matin Emouna, Esq., Referee.

SHELDON MAY & ASSOCIATES Attorneys at Law, 255 Merrick Road, Rockville Centre, NY 11570

Dated: 5/26/2026 File Number: 39142 CA

NOTICE OF SALE

SUPREME COURT - COUNTY OF NASSAU.

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff -against- JAMIE S. SHAW A/K/A JAMIE SHAW, et al Defendant(s). Pursuant to a Judgment of Foreclosure and Sale dated February 5, 2026, 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 Tuesday, July 21, 2026 at 2:00 p.m. premises situate, lying and being at Lido Beach, Town of Hempstead, County of Nassau and State of New York, known and designated as Section 60 Block 64 Lot 4.

Said premises known as 195 REGENT DRIVE, LIDO BEACH A/K/A 195 REGENT DRIVE, LONG BEACH, NY 11561

Approximate amount of lien \$808,126.32 plus interest & costs.

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

Index Number 617419/2024.

JAMES M. KERINS, ESQ., Referee

DRUCKMAN LAW GROUP PLLC

Attorney(s) for Plaintiff

242 Drexel Avenue, Westbury, NY 11590

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

DLG# 39784

{* LONG BEACH*}

NOTICE OF SALE

SUPREME COURT COUNTY OF NASSAU

Mortgage Assets Management, LLC, Plaintiff

AGAINST

Nassau County Public Administrator, as the Limited Administrator of the Estate of Patricia Agnes Irons a/k/a Patricia Hanratty Irons; Terese Haberland a/k/a Terese Irons; et al., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered March 17, 2026, 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 July 21, 2026, at 2:00PM, premises known as 70 Edna Avenue, Levittown, NY 11756. All that certain plot piece or parcel of land, situate, lying and being in Levittown, near Hicksville, Town of Hempstead, County of Nassau and State of New York, Section 46 Block 410 Lot 11. Approximate amount of judgment \$731,781.42 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index# 004549/2015. Foreclosure Auctions will be held "Rain or Shine."

Brian Davis, 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: May 11, 2026

NOTICE OF SALE

SUPREME COURT COUNTY OF NASSAU

U.S. Bank National Association, as Trustee for Banc of America Funding Corporation 2006-J,
Plaintiff

AGAINST

Lisa Sonnenklar, a/k/a Lisa A. Sonnenklar; et al., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered January 22, 2026 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 July 21 2026, at 2:00PM, premises known as 64 Moorewood Oaks, Port Washington, NY 11050. All that certain plot piece or parcel of land, situate, lying and being at Port Washington, Town of North Hempstead, County of Nassau and State of New York, Section: 4 Block: 95 Lot: 79. Approximate amount of judgment \$1,024,977.42 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index# 604901/2023. Foreclosure Auctions will be held "Rain or Shine."

Leonard B. Austin, Esq., Referee

LOGS Legal Group LLP
Attorney(s) for the Plaintiff
175 Mile Crossing Boulevard
Rochester, New York 14624
(877) 430-4792

Dated: June 3, 2026

For sale information, please visit www.Auction.com or call (800) 280-2831

NOTICE OF SALE

SUPREME COURT COUNTY OF NASSAU, WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST, Plaintiff, vs. ROGER LO, ET AL., Defendant(s).

Pursuant to an Order Confirming Referee's Report and Judgment of Foreclosure and Sale duly entered on February 11, 2025, 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 21, 2026 at 2:00 p.m., premises known as 104 Colony Lane, Syosset, NY 11791. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Oyster Bay, County of Nassau and State of New York, Section 15, Block 146 and Lot 47. Approximate amount of judgment is \$757,856.59 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #607154/2022. Cash will not be accepted.

Francesco P. Tini, 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 TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST 2021-A, Plaintiff, vs. CARLOS H. MARTINEZ, ET AL., Defendant(s).

Pursuant to an Order Confirming Referee's Report and Judgment of Foreclosure and Sale duly entered on March 11, 2025, 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 21, 2026 at 2:00 p.m., premises known as 124 Lawrence Street, Uniondale a/k/a Hempstead, NY 11553. 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 44, Block 66 and Lot 19. Approximate amount of judgment is \$543,602.36 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #615119/2023. Cash will not be accepted.

Scott H. Siller, 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, as Trustee for Terwin Mortgage Trust 2005-4HE, Asset-Backed
Certificates, Series 2005-4HE

Plaintiff,

Against

Melanie C. Valderrama, Carol Ann Valderrama, Wilmington Savings Fund Society, FSB, Not In
Its Individual Capacity But Solely As Certificate Trustee Of Bosco Credit II Trust Series 2010-1;
John Doe (Name Unknown)

Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale, duly entered 04/06/2026, 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 7/21/2026 at 2:00PM, premises
known as 16 4th Street, Bayville, New York 11709, 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 Village of Bayville, County of Nassau and State of New
York.

Section 28 Block 48 Lot 110, 111 and 112.

The approximate amount of the current Judgment lien is \$886,779.91 plus interest and costs.
The Premises will be sold subject to provisions of the aforesaid Judgment of Foreclosure and
Sale; Index # 619644/2024

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

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.

Brian J. Davis, Esq., Referee.

SHELDON MAY & ASSOCIATES Attorneys at Law, 255 Merrick Road, Rockville Centre, NY
11570

Dated: 5/6/2026 File Number: 38517 CA

NOTICE OF SALE

SUPREME COURT COUNTY OF NASSAU

MANUFACTURERS AND TRADERS TRUST COMPANY, A/K/A M&T BANK,
SUCCESSOR BY MERGER WITH HUDSON CITY SAVINGS BANK, Plaintiff

AGAINST

ADENIKE ADEMUWAGUN; ET AL., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered April 6, 2026, 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 21, 2026 at 2:30 PM, premises known as 55 Lucille Avenue, Elmont, NY 11003. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being at Elmont, Town of Hempstead, County of Nassau, and State of New York, Section: 35 Block: 37 Lot: 121. Approximate amount of judgment \$997,861.11 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #607965/2023.

Jane Shrenkel, Esq., Referee

FEIN, SUCH & CRANE, LLP
28 East Main Street, Suite 1800
Rochester, NY 14614

CHNY1598