

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

SELENE FINANCE LP,

Plaintiff,

Against

JERD ORIENTAL A/K/A JERD M. ORIENTAL, MIRLYNE RICHARDSON-ORIENTAL,
GARDY ORIENTAL,

Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale, duly entered 10/11/2016, 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 7/22/2026 at 2:00PM, premises known as 16 Hudson Ave, Valley Stream, New York 11580, 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 Incorporated Village of Valley Stream, Town of Hempstead, County of Nassau and State of New York.

Section 37 Block 452 Lot 11-14.

The approximate amount of the current Judgment lien is \$643,572.55 plus interest and costs. The Premises will be sold subject to provisions of the aforesaid Judgment of Foreclosure and Sale; Index # 3680/2012

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.

George P. Esernio, Esq., Referee.

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

Dated: 4/22/2026 File Number: 464-0051 CA

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 RCF 2 ACQUISITION TRUST, Plaintiff

AGAINST

WILLIAM G. BREVAIRE, Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered January 9, 2025, 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 22, 2026 at 2:30 PM, premises known as 76 Driving Park Avenue, Lynbrook, NY 11563. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Incorporated Village of Lynbrook, Town of Hempstead, County of Nassau and State of New York, Section 38 Block 54 Lots 12 and 112. Approximate amount of judgment \$698,018.56 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #605725/2023.

John Boklak, Esq., Referee

Gross Polowy, LLC
1775 Wehrle Drive
Williamsville, NY 14221

22-003337

NOTICE OF SALE

SUPREME COURT COUNTY OF NASSAU, THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE HOLDERS, CWALT, INC., ALTERNATIVE LOAN TRUST 2007-OA9 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-OA9, Plaintiff, vs. NORTH SHORE FINANCIAL I, INC., ET AL., Defendant(s).

Pursuant to an Order Confirming Referee's Report and Judgment of Foreclosure and Sale duly entered on April 21, 2026, 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 22, 2026 at 2:30 p.m., premises known as 2595 Merrick 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 63, Block 135 and Lot 868. Approximate amount of judgment is \$1,227,457.98 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #609406/2019. Cash will not be accepted.

Lisa B. Singer, 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 RCF 2 ACQUISITION TRUST, Plaintiff, vs. BRADLEY GOLDSMITH A/K/A BRADLEY JAY GOLDSMITH A/K/A BRADLEY J. GOLDSMITH, ET AL., Defendant(s).

Pursuant to an Order Confirming Referee Report and Judgment of Foreclosure and Sale duly entered on May 19, 2026, 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 22, 2026 at 2:00 p.m., premises known as 722 Caldwell Avenue, Valley Stream, NY 11581 a/k/a 722 Caldwell Avenue, South Valley Stream, NY 11581. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being at Valley Stream, Town of Hempstead, County of Nassau and State of New York, Section 39, Block 603 and Lot 17. Approximate amount of judgment is \$929,948.15 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #609438/2024.

Lawrence M. Schaffer, Esq., Referee

Friedman Vartolo LLP, 85 Broad Street, Suite 501, New York, New York 10004, Attorneys for Plaintiff. Firm File No.: 190635-5

REFEREE'S NOTICE OF SALE IN FORECLOSURE
SUPREME COURT - COUNTY OF NASSAU

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR TERWIN
MORTGAGE TRUST 2005-8HE, ASSET-BACKED CERTIFICATES, SERIES
2005-8HE, Plaintiff - against - MARIE Y. ST. HUBERT, et al Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale entered on August 13, 2024. 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 the 22nd day of July, 2026 at 2:30 PM. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being at Baldwin, Town of Hempstead, County of Nassau and State of New York. Premises known as 2685 Milburn Avenue, Baldwin, (Town of Hempstead) NY 11510.

(SBL#: 54-522-50)

Approximate amount of lien \$792,713.51 plus interest and costs.

Premises will be sold subject to provisions of filed judgment and terms of sale.

Index No. 614500/2019. Tiffany D. Frigenti, Esq., Referee.

Davidson Fink LLP

Attorney(s) for Plaintiff

400 Meridian Centre Blvd, Ste 200

Rochester, NY 14618

Tel. 585/760-8218

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

Dated: May 28, 2026

During the COVID-19 health emergency, bidders are required to comply with all governmental health requirements in effect at the time of 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. 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.

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF NASSAU

NATIONSTAR MORTGAGE LLC D/B/A
MR. COOPER,

-against-

PATRICIA THELIAN, 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 June 6, 2024, wherein NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER is the Plaintiff and PATRICIA THELIAN, ET AL. are the Defendant(s). I, the undersigned Referee, will sell at public auction RAIN OR SHINE at the NASSAU COUNTY SUPREME COURT, NORTH SIDE STEPS, 100 SUPREME COURT DRIVE, MINEOLA, NY 11501, on July 22, 2026 at 2:00PM, premises known as 27 RICHARD STREET, WEST HEMPSTEAD, NY 11552; and the following tax map identification: 35-628-13.

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN MUNSON, TOWN OF HEMPSTEAD, COUNTY OF NASSAU, STATE OF NEW YORK

Premises will be sold subject to provisions of filed Judgment Index No.: 611057/2019. Lisa Segal Poczik, 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.**



19-362006 – KiS**

REFEREE'S NOTICE OF SALE IN FORECLOSURE
SUPREME COURT - COUNTY OF NASSAU

MIDFIRST BANK, Plaintiff - against - ANY UNKNOWN HEIRS TO THE ESTATE OF HERMAN M.G. RITCHIE A/K/A GEORGE RITCHIE A/K/A HERMAN RITCHIE A/K/A HERMAN G. RITCHIE, et al Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale entered on April 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 the 22nd day of July, 2026 at 2:00 PM. All that certain plot, piece or parcel of land, situate, lying and being in the Incorporated Village of Valley Stream, Town of Hempstead, County of Nassau and State of New York.

Premises known as 16 Laurel Place, Valley Stream, (Village of Valley Stream, Town of Hempstead) NY 11580.

(Section: 37, Block: 409, Lot: 60 (Lot Group 60-61))

Approximate amount of lien \$222,844.01 plus interest and costs.

Premises will be sold subject to provisions of filed judgment and terms of sale.

Index No. 601428/2023. Tiffany D. Frigenti, Esq., Referee.

Davidson Fink LLP

Attorney(s) for Plaintiff

400 Meridian Centre Blvd, Ste 200

Rochester, NY 14618

Tel. 585/760-8218

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

Dated: May 11, 2026

During the COVID-19 health emergency, bidders are required to comply with all governmental health requirements in effect at the time of 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. 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.

REFEREE'S NOTICE OF SALE IN FORECLOSURE

SUPREME COURT - COUNTY OF NASSAU

LPP MORTGAGE, INC. F/K/A LPP MORTGAGE LTD., Plaintiff - against - GERARD Y. OLIVIER A/K/A GERARD OLIVIER, et al Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale entered on January 3, 2025. 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 the 22nd day of July, 2026 at 2:00 PM. All that certain plot, piece, or parcel of land situate, lying and being in the Incorporated Village of Freeport, Town of Hempstead, County of Nassau and State of New York.

Premises known as 134 North Long Beach Avenue, Freeport, NY 11520.

(Section: 55., Block: 384., Lot: 39)

Approximate amount of lien \$633,213.36 plus interest and costs.

Premises will be sold subject to provisions of filed judgment and terms of sale.

Index No. 613787/2022. John Boklak, Esq., Referee.

Stein, Wiener & Roth LLP

Attorney(s) for Plaintiff

1400 Old Country Road, Suite 315

Westbury, NY 11590

Tel. 516/742-1212

Dated: May 15, 2026

During the COVID-19 health emergency, bidders are required to comply with all governmental health requirements in effect at the time of 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. 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.