

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

US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RASC 2006KS9

Plaintiff,

Against

MICHELLE WILLIAMS A/K/A MICHELLE D. WILLIAMS, et al

Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale, duly entered 11/14/2024, 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 7/9/2026 at 2:00PM, premises known as 37 Cedar Road, 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 at Inwood, Town of Hempstead, Nassau County, New York.

Section 40 Block 144 Lot 350

The approximate amount of the current Judgment lien is \$524,686.09 plus interest and costs. The Premises will be sold subject to provisions of the aforesaid Judgment of Foreclosure and Sale; Index # 606755/2022

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.

Anthony C. Curcio, Esq., Referee.

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

Dated: 5/11/2026 File Number: 20-303082 CA

NOTICE OF SALE

SUPREME COURT COUNTY OF NASSAU

WELLS FARGO BANK, N.A., Plaintiff

AGAINST

JACQUELINE SALMON, BOARD OF DIRECTORS OF CARRIAGE TOWNHOUSE
HOMEOWNERS ASSOCIATION, INC., ET AL., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered December 2, 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 9, 2026 at 2:00 PM, premises known as 1601 Johnson Avenue 13, Elmont, NY 11003. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Hamlet of Elmont, Town of Hempstead, County of Nassau, State of New York, Section 32 Block 470 Lot 27. Approximate amount of judgment \$717,212.08 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #011587/2008. For sale information, please visit Auction.com at www.Auction.com or call (800) 280-2832.

Scott H. Siller, Esq., Referee

Gross Polowy, LLC
1775 Wehrle Drive
Williamsville, NY 14221

00-120754

NOTICE OF SALE

SUPREME COURT COUNTY OF NASSAU, U.S. BANK TRUST NATIONAL ASSOCIATION AS TRUSTEE OF THE CABANA SERIES IV TRUST, Plaintiff, vs. MARIA ISABEL ROMERO, ET AL., Defendant(s).

Pursuant to an Order Confirming Referee Report and Judgment of Foreclosure and Sale duly entered on May 4, 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 9, 2026 at 2:00 p.m., premises known as 7 Moffat Place, Uniondale, NY 11553. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Village and Town of Hempstead, County of Nassau and State of New York, Section 36, Block 113 and Lots 299, 300 and 301. Approximate amount of judgment is \$715,272.24 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #620007/2024.

Danielle L. Estis, Esq., Referee

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

Firm File No.: 200575-7

NOTICE OF SALE

SUPREME COURT COUNTY OF NASSAU, U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF LSRMF MH MASTER PARTICIPATION TRUST II, Plaintiff, vs. SERGE MARS; MARIE GINA MARS A/K/A MARIE G. MARS A/K/A MARIE MARS, ET AL., Defendant(s).

Pursuant to an Order Confirming Referee Report and Judgment of Foreclosure and Sale duly entered on May 5, 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 9, 2026 at 2:00 p.m., premises known as 171 Allen Street, Hempstead, NY 11550. 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 Hempstead, in the Town of Hempstead, County of Nassau and State of New York, Section 36, Block 41 and Lot 54. Approximate amount of judgment is \$296,808.44 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #617176/2022.

Scott H. Siller, Esq., Referee

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

Firm File No.: 232579-1

NOTICE OF SALE

SUPREME COURT COUNTY OF NASSAU, JOVIA FINANCIAL CREDIT UNION F/K/A NASSAU EDUCATORS FEDERAL CREDIT UNION, Plaintiff, vs. JOAN E. JETTER, ET AL., Defendant(s).

Pursuant to an Order Confirming Referee Report and Judgment of Foreclosure and Sale duly entered on November 14, 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 9, 2026 at 2:00 p.m., premises known as 37 Santa Barbara Drive, Unit 37, Plainview, NY 11803. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being at Plainview, in the Town of Oyster Bay, County of Nassau and State of New York, Section 47, Block 151 and Lot 45 a/k/a Lot 45U together with an undivided 1.9386090 percent interest in the Common Elements. Approximate amount of judgment is \$285,297.30 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #616154/2022.

Scott H. Siller, Esq., Referee

Friedman Vartolo LLP, 85 Broad Street, Suite 501, New York, New York 10004, Attorneys for Plaintiff. Firm File No.: 231851-1

NOTICE OF SALE

SUPREME COURT COUNTY OF NASSAU, MCLP ASSET COMPANY, INC., Plaintiff, vs. EDGARD ARAYA
A/K/A EDGAR ARAYA, ET AL., Defendant(s).

Pursuant to an Order Confirming Referee's Report and Judgment of Foreclosure and Sale duly entered on June 23, 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 9, 2026 at 2:00 p.m., premises known as 185 Fairlawn Avenue, West Hempstead, NY . 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 35, Block 361 and Lots 175, 176, 274. Approximate amount of judgment is \$914,305.55 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #614112/2023. Cash will not be accepted.

Andrew K. Preston, 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 AS TRUSTEE OF THE CABANA SERIES IV TRUST, Plaintiff, vs. MARIA ISBEL ROMERO, ET AL., Defendant(s).

Pursuant to an Order Confirming Referee Report and Judgment of Foreclosure and Sale duly entered on May 4, 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 9, 2026 at 2:00 p.m., premises known as 7 Moffat Place, Uniondale, NY 11553. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Village and Town of Hempstead, County of Nassau and State of New York, Section 36, Block 113 and Lots 299, 300 and 301. Approximate amount of judgment is \$715,272.24 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #620007/2024.

Danielle L. Estis, Esq., Referee

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

Firm File No.: 200575-7

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF NASSAU

U.S. BANK NATIONAL ASSOCIATION,

-against-

NAZAR KHORAMI, 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 April 15, 2026, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and NAZAR KHORAMI, 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 9, 2026 at 2:00PM, premises known as 82 MOELLER STREET, HICKSVILLE, NY 11801; and the following tax map identification: 12-314-6.

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING AT HICKSVILLE, TOWN OF OYSTER BAY, COUNTY OF NASSAU AND STATE OF NEW YORK

Premises will be sold subject to provisions of filed Judgment Index No.: 618034/2024. Karl C. Seman, 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.**



24-235420 – KiS**



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,
AGAINST
LESLEY F. KIP, 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 9, 2026 at 2:00 PM premises known as 18 Willard Avenue, Baldwin, NY 11510.

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 Baldwin, Town of Hempstead, County of Nassau and State of New York. Section 0054, Block 00215-00 and Lot 00039 and 00040.

Approximate amount of judgment \$214,479.38 plus interest and costs. Premises will be sold subject to provisions of filed Judgment. Index #606350/2024.

Matthew Vishnick, Esq., Referee,
Aldridge Pite, LLP - Attorneys for Plaintiff - 40 Marcus Drive, Suite 200, Melville, NY 11747

NOTICE OF SALE
SUPREME COURT - COUNTY OF NASSAU

Deutsche Bank National Trust Company, as Trustee for Home Equity Mortgage Loan Asset-Backed Trust, Series SPMD 2004-C, Home Equity Mortgage Loan Asset-Backed Certificates, Series SPMD 2004-C,

Plaintiff,

Against

Miguel A. Reyes, Commissioner of Taxation and Finance, Nassau County Department of Social Services o/b/o Amanda Nicole Perera, Workers Compensation Board of the State of New York, Capital One Bank (USA), NA, New York State Department of Taxation and Finance, Midland Funding LLC Minerva Baez, Diana Cuevas, Milgaros Reyes,

Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale, duly entered 10/24/2023, 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 7/9/2026 at 2:00PM, premises known as 17 Bramble Lane, Westbury, New York 11590, 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 New Cassel, Town of North Hempstead, County of Nassau and State of New York.

Section 11 Block 112 Lot 833

The approximate amount of the current Judgment lien is \$531,828.27 plus interest and costs. The Premises will be sold subject to provisions of the aforesaid Judgment of Foreclosure and Sale; Index # 600526/2019

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.

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

Sanford Strenger, Esq., Referee. – Please note: no cash will be accepted.

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

Dated: 5/15/2026 File Number: 35509 CA

REFEREE'S NOTICE OF SALE IN FORECLOSURE

SUPREME COURT - COUNTY OF NASSAU

CITIMORTGAGE, INC., Plaintiff - against - KERRY SARWAN, et al Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale entered on February 3, 2022. 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 9th day of July, 2026 at 2:00 PM. All that certain plot, piece or parcel of land, situate, lying and being at Island Park, Town of Hempstead, County of Nassau and State of New York.

Premises known as 3977 Long Beach Road, Island Park, (Town of Hempstead) NY 11558.

(SBL#: 43-187-85)

Approximate amount of lien \$535,382.77 plus interest and costs.

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

Index No. 608704/2018. Stephanie Stutman Goldstone, 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: April 17, 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.