

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

HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR ACE SECURITIES
CORP. HOME EQUITY LOAN TRUST, SERIES 2003-OP1,

Plaintiff,

Against

DANIEL P. MULVEY JR. A/K/A DANIEL MULVEY A/K/A DAIEL P. MULVEY, ET AL.

Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale, duly entered 08/17/2023, 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 5/1/2024 at 2:00PM, premises known as 299 Peninsula Boulevard, Lynbrook (T/O Hempstead), New York 11563, 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 Lynbrook, Town Of Hempstead, County Of Nassau And State Of New York.

Section 0042 Block 00230 Lot 00120

The approximate amount of the current Judgment lien is \$383,348.12 plus interest and costs. The Premises will be sold subject to provisions of the aforesaid Judgment of Foreclosure and Sale; Index # 610938/2020

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.

JOHN P CLARKE, Esq., Referee.

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

Dated: 2/20/24 File Number: 20-302674 SH

REFEREE'S NOTICE OF SALE IN FORECLOSURE
SUPREME COURT - COUNTY OF NASSAU
WILMINGTON TRUST, NATIONAL ASSOCIATION, AS SUCCESSOR
TRUSTEE TO CITIBANK, N.A., AS TRUSTEE FOR STRUCTURED ASSET
MORTGAGE INVESTMENTS II INC. BEAR STEARNS ARM TRUST,
MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-4, Plaintiff -
against - MYUNG S. LEE, et al Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale entered on February 26, 2018. 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 "Rain or Shine" on the 1st day of May, 2024 at 2:00 PM. 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. Premises known as 5 Garfield Place, Roslyn Heights, NY 11577.

(Section: 7, Block: 51, Lot: 45)

Approximate amount of lien \$990,737.95 plus interest and costs.

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

Index No. 007412/2014. Michael B. Mirotznik, Esq., Referee.

McCalla Raymer Leibert Pierce, LLC

Attorney(s) for Plaintiff

420 Lexington Avenue, Suite 840

New York, NY 10170

Tel. 347/286-7409

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

Dated: February 29, 2024

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.

NOTICE OF SALE

SUPREME COURT COUNTY OF NASSAU, THE BANK OF NEW YORK MELLON TRUST COMPANY NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK N.A. AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS INC. MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2005-RS9, Plaintiff, vs. ATIYA L. OWENS, TORRANCE OWENS, ET AL., Defendant (s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on September 11, 2017, 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, New York 11501, on May 1, 2024, at 2:00 P.M., premises known as 79 ELMWOOD AVENUE, 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 Town of Hempstead, County of Nassau and State of New York, Section: 36, Block: 104, Lots: 547, 548, 549. The approximate amount of judgment is \$607,915.89 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index # 005703/2015.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, the Mortgagee's attorney, or the Referee.

MARY ELLEN DIVONE, Esq., Referee

Roach & Lin, P.C., 6851 Jericho Turnpike, Suite 185, Syosset, New York 11791, Attorneys for Plaintiff

NOTICE OF SALE

SUPREME COURT COUNTY OF NASSAU, SSA NE ASSETS, LLC, Plaintiff, vs. SYOSSET ACRES INC., ET AL., Defendant(s).

Pursuant to an Order Confirming Referee Report and Judgment of Foreclosure and Sale duly entered on February 28, 2024, 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 May 1, 2024 at 2:00 p.m., premises known as 1574 Laurel Hollow Road, 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 Incorporated Village of Laurel Hollow, County of Nassau and State of New York, Section 26, Block 2 and Lot 18. Approximate amount of judgment is \$1,601,700.00 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #602487/2022. This foreclosure sale will be held on the north side steps of the Courthouse, rain or shine. COVID-19 safety protocols will be followed at the foreclosure sale. If proper social distancing cannot be maintained or there are other health or safety concerns, the Court Appointed Referee will cancel the sale.

John P. Clarke, Esq., Referee

Friedman Vartolo LLP, 85 Broad Street, Suite 501, New York, New York 10004, Attorneys for Plaintiff. Firm File No.: 213385-1

NOTICE OF SALE SUPREME COURT NASSAU COUNTY

WILMINGTON TRUST, NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO CITIBANK, N.A., AS TRUSTEE FOR BEAR STEARNS ASSET BACKED SECURITIES I TRUST 2006-HE3, ASSET BACKED-CERTIFICATES, SERIES 2006-HE3, Plaintiff against

JEAN-PIERRE LAGUERRE A/K/A JEAN PIERRE LAGUERRE, et al Defendant(s)

Attorney for Plaintiff(s) Fein Such & Crane, LLP, 28 East Main Street, Suite 1800, Rochester, NY 14614.

Pursuant to a Judgment of Foreclosure and Sale entered March 19, 2019, 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 May 1, 2024 at 2:00 PM. Premises known as 79 Oliver Avenue, Valley Stream, NY 11580. Sec 37. Block 468 Lot 103. All that certain plot, piece or parcel of land, situate, lying and being at the Town of Hempstead, County of Nassau and State of New York. Approximate Amount of Judgment is \$547,140.88 plus interest, fees, and costs. Premises will be sold subject to provisions of filed Judgment Index No 009631/2013.

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."

Malachy Lyons Jr., Esq., Referee

File # SPSNY171