

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

U.S. BANK NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO WACHOVIA BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE HOLDERS OF GSR MORTGAGE LOAN TRUST 2004-10F, Plaintiff

AGAINST

JOSE D. BRIOSO, YOSELINE A. BRIOSO, ET AL., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered June 19, 2019, 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 January 16, 2025 at 2:30PM, premises known as 328 William Street, West Hempstead, NY 11552. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being at West Hempstead, County of Nassau and State of New York, Section 33, Block 540, Lot 39. Approximate amount of judgment \$410,138.65 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #612658/2018. The aforementioned auction will be conducted in accordance with the NASSAU County COVID-19 mitigation protocols and as such all persons must comply with social distancing, wearing masks and screening practices in effect at the time of this foreclosure sale. If proper social distancing cannot be maintained or there are other health or safety concerns, then the court appointed referee will cancel the foreclosure auction. Foreclosure Auctions will be held "Rain or Shine".

Ralph Madalena, Esq., Referee

Gross Polowy, LLC  
1775 Wehrle Drive  
Williamsville, NY 14221

18-006190

NOTICE OF SALE  
SUPREME COURT - COUNTY OF NASSAU

CMG MORTGAGE, INC.,

Plaintiff,

Against

JANICE COGHLAN, AS EXECUTRIX OF THE ESTATE OF WILLIAM S. GROOMS A/K/A  
WILLIAM GROOMS, et al,

Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale, duly entered 04/12/2019, 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 1/16/2025 at 3:00PM, premises known as 17 Hopatcong Avenue, West Hempstead, New York 11552, 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 Town Of Hempstead, County Of Nassau And State Of New York.

Section 35 Block 462 Lot 508

The approximate amount of the current Judgment lien is \$274,404.81 plus interest and costs. The Premises will be sold subject to provisions of the aforesaid Judgment of Foreclosure and Sale; Index # 17-001008

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.

Ralph Madalena, Esq., Referee.

MCCABE, WEISBERG & CONWAY, LLC, 10 MIDLAND AVENUE, SUITE 205, PORT CHESTER, NY 10573

Dated: 11/19/2024 File Number: 16-303695 MB