

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 Trust National Association, not in its individual capacity but solely as trustee of behalf of and for the benefit of MEB Loan Trust VII, Plaintiff

AGAINST

Yefim Aranbayev; Shoshna Shimunov, et al., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered October 13, 2023, 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 23, 2025 at 2:30PM, premises known as 35 West Terrace Road, Great Neck, NY 11021. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Incorporated Village of Great Neck, Town of North Hempstead, County of Nassau and State of New York, Section: 2 Block: 289 Lot: 1 and 10. Approximate amount of judgment \$1,177,876.89 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #010727/2014. The aforementioned auction will be conducted in accordance with the NASSAU County COVID-19 Protocols located on the Office of Court Administration (OCA) website (<https://ww2.nycourts.gov/Admin/oca.shtml>) and as such all persons must comply with social distancing, wearing masks and screening practices in effect at the time of this foreclosure sale.

Janine T. Lynam, Esq., Referee

McCalla Raymer Leibert Pierce, LLC

420 Lexington Avenue-Suite 840

New York, NY 10170

21-08447NY

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

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR SG MORTGAGE
SECURITIES BACKED CERTIFICATES, SERIES 2006-FRE2, Plaintiff - against -
SUZANNE M. BRADY, et al Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale entered on March 15, 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 the 23rd day of January, 2025 at 2:00 PM. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being at Wantagh, in the Town of Hempstead, County of Nassau, State of New York.

Premises known as 3677 Smith Street, Wantagh, NY 11793.

(SBL#: 57-89-105)

Approximate amount of lien \$614,197.89 plus interest and costs.

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

Index No. 010340/2015. John G. Kennedy, 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: November 20, 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.

REFEREE'S NOTICE OF SALE IN FORECLOSURE
SUPREME COURT - COUNTY OF NASSAU
HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR ACE
SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES 2006-HE1, ASSET
BACKED PASS-THROUGH CERTIFICATES, Plaintiff - against - WILHELMENA
KELLY, et al Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale entered on October 5, 2017. 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 23rd day of January, 2025 at 2:00 PM. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being at North Valley Stream, Town of Hempstead, Nassau County, New York.

Premises known as 1369 Carole Ct, Valley Stream, NY 11580-1515.

(Section: 37, Block: 660, Lot: 8)

Approximate amount of lien \$740,829.84 plus interest and costs.

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

Index No. 003133/2015. Anthony W. Russo, Esq., Referee.

Stein, Wiener & Roth LLP

Attorney(s) for Plaintiff

1400 Old Country Road, Suite 315

Westbury, NY 11590

Tel. 516-742-1212 KELLY-69943

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

Dated: November 13, 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. Auction Locations are subject to change.