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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.

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

THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK, AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATE HOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2006-BC2, Plaintiff - against - CASSANDRA N. CEAN, et al Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale entered on November 29, 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 on the 24th day of January, 2025 at 2:00 PM. All that certain plot, piece or parcel of land, situate, lying and being in the Town of Hempstead, County of Nassau, State of New York.

Premises known as 76 Southgate Road, Valley Stream, (Town of Hempstead) NY 11581.

(SBL#: 39-540-15)

Approximate amount of lien \$1,104,538.81 plus interest and costs.

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

Index No. 005943/2012. Richard C. Lunenfeld, Esq., Referee.

McCalla Raymer Leibert Pierce, LLC

Attorney(s) for Plaintiff

420 Lexington Avenue, Suite 840

New York, NY 10170

Tel. 347/286-7409

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Dated: December 1, 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.**