

NOTICE OF SALE  
SUPREME COURT - COUNTY OF QUEENS

CITIZENS BANK N.A., F/K/A RBS CITIZENS, N.A.

Plaintiff,

Against

GUY LONG A/K/A GUY S. LONG; KAREN LONG A/K/A KAREN C. LONG; et al

Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale, duly entered 6/9/2025, I, the undersigned Referee, will sell at public auction, at the Queens County Supreme Courthouse located at 88-11 Sutphin Boulevard, Jamaica, NY, on the second floor in Courtroom 25, on 9/12/2025 at 10:00AM, premises known as 1818 Cross Bay Boulevard, Broad Channel, NY 11693, 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 Borough of Queens, City and State of New York.

Block 15483 Lot 0008

The approximate amount of the current Judgment lien is \$462,482.07 plus interest and costs. The Premises will be sold subject to provisions of the aforesaid Judgment of Foreclosure and Sale; Index # 709993/2023

Dominic L Chiariello, Esq., Referee.

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

Dated: 7/16/2025 File Number: 24-301091 CA

SUPREME COURT THE STATE OF NEW YORK:  
COUNTY OF QUEENS

-----X  
CITIZENS BANK N.A, F/K/A RBS CITIZENS, Index No: 709993/2023  
N.A,

Plaintiff.

**NOTICE OF SALE**

-against-

GUY LONG A/K/A GUY S. LONG  
KAREN LONG A/K/A KAREN C. LONG  
SOFI LENDING CORP.  
UNITED STATES OF AMERICA/INTERNAL  
REVENUE SERVICE  
STATE OF NEW YORK  
CHRISTOPHER LONG  
ANNEMARIE DIVILLY,

Defendant.

-----X  
TAKE NOTICE that the within is a true copy of a Notice of Sale for 1818 Cross Bay  
Boulevard, Broad Channel, New York 11693 in QUEENS County

McCABE, WEISBERG & CONWAY, LLC

Dated: August 20, 2025  
Melville, NY

By:   
MELISSA A. SPOSATO, ESQ.  
Attorneys for Plaintiff  
One Huntington Quadrangle, Suite 4N25  
Melville, NY 11747  
(631) 812-4084  
(855) 845-2584 facsimile

To:  
GUY LONG A/K/A GUY S. LONG  
18-10 Cross Bay Boulevard  
BROAD CHANNEL, NY 11693

KAREN LONG A/K/A KAREN C. LONG  
18-10 Cross Bay Boulevard  
BROAD CHANNEL, NY 11693

Cohen & Cohen Law, LLC  
540 E 180th St, Ste. 203  
Bronx, New York 10457  
ATTORNEY FOR SOFI LENDING CORP

CYRIL MURRAY  
SPECIAL ASSISTANT U.S. ATTORNEY  
ATTORNEY FOR THE DEFENDANT UNITED STATES OF AMERICA/INTERNAL  
REVENUE SERVICE  
271 CADMAN PLAZA EAST  
BROOKLYN, NY 11201  
**VIA NYSCEF**

CHRISTOPHER LONG  
18-18 CROSS BAY BLVD  
BROAD CHANNEL, NY 11693

ANNEMARIE DIVILLY  
18-18 CROSS BAY BLVD  
BROAD CHANNEL, NY 11693

Dominic L Chiariello, Esq., Referee  
147 Glen Street  
Glen Cove, New York 11542

Premises:  
1818 Cross Bay Boulevard  
Broad Channel, New York 11693

**Index No. 709993/2023**

**SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF QUEENS**

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CITIZENS BANK N.A, F/K/A RBS CITIZENS, N.A,

**PLAINTIFF,**

**-AGAINST-**

GUY LONG A/K/A GUY S. LONG  
KAREN LONG A/K/A KAREN C. LONG  
SOFI LENDING CORP.  
UNITED STATES OF AMERICA/INTERNAL REVENUE  
SERVICE  
STATE OF NEW YORK  
CHRISTOPHER LONG  
ANNEMARIE DIVILLY,

**DEFENDANT.**

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**NOTICE OF SALE**

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**McCABE, WEISBERG & CONWAY, LLC**

Attorneys for PLAINTIFF

One Huntington Quadrangle, Suite 4N25

Melville, NY 11747

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