

NOTICE OF SALE
SUPREME COURT - COUNTY OF QUEENS

HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR ACE SECURITIES
CORP. HOME EQUITY LOAN TRUST, SERIES 2006-FM1, ASSET BACKED PASS-
THROUGH CERTIFICATES,

Plaintiff,

Against

ELIANE CLERGE, LYSENDER CLERGE, GERALD CLERGE, RONALD CLERGE, RONY
CLERGE, GUILENE DERISMA, unknown heirs at law of LOUIS CLERGE, et al

Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale, duly entered 08/20/2025, I, the undersigned
Referee, will sell at public auction, in Courtroom #25 of the Queens County Supreme Court, 88-
11 Sutphin Boulevard, Jamaica, NY 11435, on 11/14/2025 at 10:00AM, premises known as 249-
18 139th Ave., Rosedale, New York 11422 a/k/a 249-18 139th Street, Jamaica, NY 11422, and
described as follows:

ALL that certain plot piece or parcel of land, with the buildings and improvements thereon
erected, situate, lying and being at Rosedale in the Fourth Ward of the Borough and County of
Queens, City and State of New York.

Block 13610 Lot 0029

The approximate amount of the current Judgment lien is \$1,628,780.24 plus interest and costs.
The Premises will be sold subject to provisions of the aforesaid Judgment of Foreclosure and
Sale; Index # 700032/2022; Prior index#13108-2012

Alan Cary Kestenbaum, Esq., Referee.

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

Dated: 9/30/2025 File Number: 19-300809 CA

X

Index No: 700032/2022

NOTICE OF SALE

ELIANE CLERGE, LYSENDER CLERGE
GERALD CLERGE, RONALD CLERGE
RONY CLERGE, GUILENE DERISMA
unknown heirs at law of LOUIS CLERGE, and if
they be dead, any and all persons unknown to
plaintiff, claiming, or who may claim to have an
interest in, or generally or specific lien upon the real
property described in this action; such unknown
persons being herein generally described and
intended to be included in the following designation;
namely: the wife, widow, husband, widower, heirs at
law, next of kin, descendants, executors,
administrators, devisees, legatees, creditors, trustees,
committees, lienors and assignees of such deceased,
any and all persons deriving interest in or lien upon,
or title to
said real property by; through or under them, or
either of them, and their respective wives, widows,
husbands, widowers, heirs at law, next of kin,
descendants, executors, administrators, devisees,
legatees, creditors, trustees, committees, lienors and
assigns, all of who and whose names, except as
stated, are unknown to plaintiff; all of who and
whose names, except as stated, are unknown to
plaintiff;
MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC. AS NOMINEE FOR FREMONT
INVESTMENT & LOAN
NEW YORK CITY ENVIRONMENTAL
CONTROL
BOARD
UNITED STATES OF AMERICA
NEW YORK STATE DEPARTMENT OF
TAXATION AND FINANCE

Defendants.

-----X

TAKE NOTICE that the within is a true copy of a Notice of Sale for 249-18 139th

Ave, Rosedale, New York 11422 in QUEENS County.

McCABE, WEISBERG & CONWAY, LLC

Dated: October 16, 2025
Melville, NY

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

To:
ELIANE CLERGE
9340 NW 25TH COURT
FORT LAUDERDALE, FLORIDA 33322

AUBREY A. THOMAS, ESQ.
ATTORNEY FOR LYSENDER CLERGE
245-07 FRANCIS LEWIS BOULEVARD
ROSEDALE, NEW YORK 11422

GERALD CLERGE
2148 SE GRAND DRIVE
PORT SAINT LUCIE, FLORIDA 34952

RONALD CLERGE
9340 NW 25TH COURT
FORT LAUDERDALE, FLORIDA 33322

RONY CLERGE
9340 NW 25TH COURT
FORT LAUDERDALE, FLORIDA 33322

GUILENE DERISMA
604 RED FERN ROAD
CRESTVIEW, FLORIDA 32536

UNKNOWN HEIRS AT LAW OF LOUIS CLERGE

249-18 139TH AVENUE
ROSEDALE, NEW YORK 11422

MORTGAGE ELECTRONIC REGISTRATIONS SYSTEMS, INC. AS NOMINEE FOR
FREMONT INVESTMENT & LOAN
C/O CT CORP.
111 EIGHTH AVENUE NEW YORK, NEW YORK 10011

NEW YORK CITY ENVIRONMENTAL BOARD
100 CHURCH STREET
NEW YORK, NEW YORK 10007

UNITED STATES OF AMERICA
271 CADMAN PLAZA EAST
BROOKLYN, NEW YORK 11201

MICHELE MIRRO, ESQ.
ATTORNEY FOR NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE
375 PEARL STREET - 30TH FLOOR
NEW YORK, NEW YORK 10038
VIA NYSCEF

Alan Cary Kestenbaum, Esq., Referee
4240 Bell Blvd, Ste 302
Bayside, New York 11361

Index No. 700032/2022

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

HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE
FOR ACE SECURITIES CORP. HOME EQUITY LOAN TRUST,
SERIES 2006-FM1, ASSET BACKED PASS-THROUGH
CERTIFICATES,

PLAINTIFF,

-AGAINST-

ELIANE CLERGE, LYSENDER CLERGE
GERALD CLERGE, RONALD CLERGE
RONY CLERGE, GUILENE DERISMA
unknown heirs at law of LOUIS CLERGE, and if they be dead, any and all
persons unknown to plaintiff, claiming, or who may claim to have an interest
in, or generally or specific lien upon the real property described in this action;
such unknown persons being herein generally described and intended to be
included in the following designation; namely: the wife, widow, husband,
widower, heirs at law, next of kin, descendants, executors, administrators,
devisees, legatees, creditors, trustees, committees, lienors and assignees of
such deceased, any and all persons deriving interest in or lien upon, or title to
said real property by; through or under them, or either of them, and their
respective wives, widows, husbands, widowers, heirs at law, next of kin,
descendants, executors, administrators, devisees, legatees, creditors, trustees,
committees, lienors and assigns, all of who and whose names, except as stated,
are unknown to plaintiff; all of who and whose names, except as stated, are
unknown to plaintiff;
MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC. AS NOMINEE FOR FREMONT
INVESTMENT & LOAN
NEW YORK CITY ENVIRONMENTAL CONTROL
BOARD
UNITED STATES OF AMERICA
NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE

DEFENDANTS.

NOTICE OF SALE

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