

SUPREME COURT THE STATE OF NEW YORK:
COUNTY OF KINGS

-----X
CHASE HOME FINANCE, LLC,

Index No: 11680/2010

Plaintiff.

NOTICE OF SALE

-against-

ANN SCANDIFFIO A/K/A ANA SCANDIFFIO,
if living, and if dead, the respective heirs at law,
next of kin, distributees, executors,
administrators, trustees, devisees, legatees,
assignors, lienors, creditors and successors in
interest, and generally all persons having or
claiming under, by or through said defendant who
may be deceased, by purchase, inheritance, lien or
otherwise of any right, title or interest in and to
the premises described in the complaint herein,
and their respective husbands, wives or widows,
if any, and each and every person not specifically
named who may be entitled to or claim to have
any right, title or interest in the property described
in the verified complaint; all of whom and whose
names and places of residence unknown, and
cannot after diligent inquiry be ascertained by the
Plaintiff, EUGENE MCBRIDE A/K/A EUGENE
A. MCBRIDE, if living, and if dead, the
respective heirs at law, next of kin, distributees,
executors, administrators, trustees, devisees,
legatees, assignors, lienors, creditors and
successors in interest, and generally all persons
having or claiming under, by or through said
defendant who may be deceased, by purchase,
inheritance, lien or otherwise of any right, title or
interest in and to the premises described in the
complaint herein, and their respective husbands,
wives or widows, if any, and each and every
person not specifically named who may be
entitled to or claim to have any right, title or
interest in the property described in the verified
complaint; all of whom and whose names and
places of residence unknown, and cannot after
diligent inquiry be ascertained by the Plaintiff
COLORADO CAPITAL INVESTMENTS INC.,
JP MORGAN CHASE BANK N.A., NEW

YORK CITY ENVIRONMENTAL CONTROL
BOARD, NEW YORK CITY PARKING
VIOLATIONS BUREAU, NEW YORK CITY
TRANSIT ADJUDICATION BUREAU

Defendants.

-----X

TAKE NOTICE that the within is a true copy of a Notice of Sale for 6216 Ave T,
Brooklyn, New York 11234 in KINGS County.

Dated: September 15, 2025
Melville, NY

McCABE, WEISBERG & CONWAY, LLC

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

To:
NAZMEEN SALFARLIE, ESQ.
ATTORNEY FOR ANN SCANDIFFIO A/K/A ANA SCANDIFFIO AND EUGENE A.
MCBRIDE
SALFARLIE, SALFARLIE ASSOCIATES, P.C.
88-18 SUTPHIN BOULEVARD
JAMAICA, NEW YORK 11435

COLORADO CAPITAL INVESTMENT INC.
111 EIGHTH AVENUE
NEW YORK, NEW YORK 10011

JP MORGAN CHASE BANK N.A.
4 METROTECH CENTER
BROOKLYN, NEW YORK 11245

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

NEW YORK CITY PARKING VIOLATIONS BUREAU
100 CHURCH STREET
NEW YORK, NEW YORK 10007

NEW YORK CITY TRANSIT ADJUDICATION BUREAU
130 LIVINGSTON STREET
BROOKLYN, NEW YORK 11201

Jeffery Schwartz, Esq., Referee
62 Waldorf Ct.
Brooklyn, New York 11230

NOTICE OF SALE
SUPREME COURT - COUNTY OF KINGS

CHASE HOME FINANCE, LLC,

Plaintiff,

Against

ANN SCANDIFFIO A/K/A ANA SCANDIFFIO, if living, and if dead, the respective heirs at law, next of kin, distributees, executors, administrators, trustees, devisees, legatees, assignors, lienors, creditors and successors in interest, and generally all persons having or claiming under, by or through said defendant who may be deceased, by purchase, inheritance, lien or otherwise of any right, title or interest in and to the premises described in the complaint herein, and their respective husbands, wives or widows, if any, and each and every person not specifically named who may be entitled to or claim to have any right, title or interest in the property described in the verified complaint; all of whom and whose names and places of residence unknown, and cannot after diligent inquiry be ascertained by the Plaintiff, EUGENE MCBRIDE A/K/A EUGENE A. MCBRIDE, et al,

Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale, duly entered 07/15/2025, I, the undersigned Referee, will sell at public auction, in Room 224 of Kings County Supreme Court, 360 Adams Street, Brooklyn, NY 11201 on 10/16/2025 at 2:30PM, premises known as 6216 Ave T, Brooklyn, NY 11234, 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 Brooklyn, County of Kings, City and State of New York.

Block 8405 Lot 4

The approximate amount of the current Judgment lien is \$755,223.71 plus interest and costs. The Premises will be sold subject to provisions of the aforesaid Judgment of Foreclosure and Sale; The aforementioned auction will be conducted in accordance with the Court System's 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.
Index # 11680/2010

Jeffery Schwartz, Esq., Referee.

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

Dated: 8/28/2025 File Number: 120-2081 CA

SUPREME COURT OF THE STATE OF NEW YORK:
COUNTY OF KINGS-----X
CHASE HOME FINANCE, LLC,
Plaintiff,

INDEX NO: 11680/2010

-against-

ANN SCANDIFFIO A/K/A ANA SCANDIFFIO, if living, and if dead, the respective heirs at law, next of kin, distributees, executors, administrators, trustees, devisees, legatees, assignors, lienors, creditors and successors in interest, and generally all persons having or claiming under, by or through said defendant who may be deceased, by purchase, inheritance, lien or otherwise of any right, title or interest in and to the premises described in the complaint herein, and their respective husbands, wives or widows, if any, and each and every person not specifically named who may be entitled to or claim to have any right, title or interest in the property described in the verified complaint; all of whom and whose names and places of residence unknown, and cannot after diligent inquiry be ascertained by the Plaintiff, EUGENE MCBRIDE A/K/A EUGENE A. MCBRIDE, if living, and if dead, the respective heirs at law, next of kin, distributees, executors, administrators, trustees, devisees, legatees, assignors, lienors, creditors and successors in interest, and generally all persons having or claiming under, by or through said defendant who may be deceased, by purchase, inheritance, lien or otherwise of any right, title or interest in and to the premises described in the complaint herein, and their respective husbands, wives or widows, if any, and each and every person not specifically named who may be entitled to or claim to have any right, title or interest in the property described in the verified complaint; all of whom and whose names and places of residence unknown, and cannot after diligent inquiry be ascertained by the Plaintiff

COLORADO CAPITAL INVESTMENTS INC., JP MORGAN CHASE BANK N.A., NEW YORK CITY ENVIRONMENTAL CONTROL BOARD, NEW YORK CITY PARKING VIOLATIONS BUREAU, NEW YORK CITY TRANSIT ADJUDICATION BUREAU

Defendant.

AFFIRMATION OF SERVICE

-----X

STATE OF NEW YORK
COUNTY OF SUFFOLK

I, Christina Hussey affirm this 10th day of September 2025, under the penalties of perjury, under the laws of New York State, which may include a fine or imprisonment, that the foregoing is true and correct, and I understand that this document may be filed in an action or proceeding in a court of law.

I am over the age of eighteen years and am not a party herein, that I maintain my place of employment in Suffolk County and that on September 10, 2025 I caused a copy of the enclosed **Notice of Sale** to go into the mail by placing said motion with the mailroom of McCabe, Weisberg & Conway, LLC, who, in their normal course of duties, placed the motion and exhibits in a properly sealed envelope, with proper postage, for first class U.S. Mail delivery to the addresses below:

NAZMEEN SALFARLIE, ESQ.
ATTORNEY FOR ANN SCANDIFFIO A/K/A ANA SCANDIFFIO AND EUGENE A.
MCBRIDE
SALFARLIE, SALFARLIE ASSOCIATES, P.C.
88-18 SUTPHIN BOULEVARD
JAMAICA, NEW YORK 11435

COLORADO CAPITAL INVESTMENT INC.
111 EIGHTH AVENUE
NEW YORK, NEW YORK 10011

JP MORGAN CHASE BANK N.A.
4 METROTECH CENTER
BROOKLYN, NEW YORK 11245

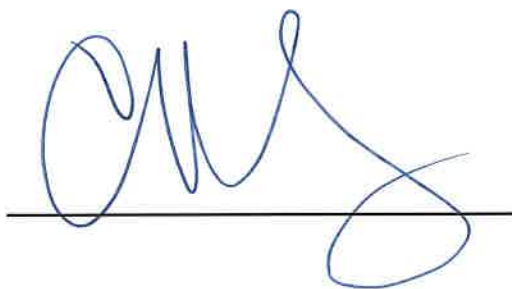
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NEW YORK, NEW YORK 10007

NEW YORK CITY TRANSIT ADJUDICATION BUREAU
130 LIVINGSTON STREET
BROOKLYN, NEW YORK 11201

Jeffery Schwartz, Esq., Referee
62 Waldorf Ct.
Brooklyn, New York 11230

Dated: September 16, 2025

A handwritten signature in blue ink, appearing to be 'MS', is written over a solid horizontal black line. The signature is fluid and cursive.

Index No. 11680/2010

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

CHASE HOME FINANCE, LLC,

PLAINTIFF,

-AGAINST-

ANN SCANDIFFIO A/K/A ANA SCANDIFFIO, if living, and if dead, the respective heirs at law, next of kin, distributees, executors, administrators, trustees, devisees, legatees, assignors, lienors, creditors and successors in interest, and generally all persons having or claiming under, by or through said defendant who may be deceased, by purchase, inheritance, lien or otherwise of any right, title or interest in and to the premises described in the complaint herein, and their respective husbands, wives or widows, if any, and each and every person not specifically named who may be entitled to or claim to have any right, title or interest in the property described in the verified complaint; all of whom and whose names and places of residence unknown, and cannot after diligent inquiry be ascertained by the Plaintiff, EUGENE MCBRIDE A/K/A EUGENE A. MCBRIDE, if living, and if dead, the respective heirs at law, next of kin, distributees, executors, administrators, trustees, devisees, legatees, assignors, lienors, creditors and successors in interest, and generally all persons having or claiming under, by or through said defendant who may be deceased, by purchase, inheritance, lien or otherwise of any right, title or interest in and to the premises described in the complaint herein, and their respective husbands, wives or widows, if any, and each and every person not specifically named who may be entitled to or claim to have any right, title or interest in the property described in the verified complaint; all of whom and whose names and places of residence unknown, and cannot after diligent inquiry be ascertained by the Plaintiff
COLORADO CAPITAL INVESTMENTS INC., JP MORGAN CHASE BANK N.A., NEW YORK CITY ENVIRONMENTAL CONTROL BOARD, NEW YORK CITY PARKING VIOLATIONS BUREAU, NEW YORK CITY TRANSIT ADJUDICATION BUREAU

DEFENDANTS.

NOTICE OF SALE

McCABE, WEISBERG & CONWAY, LLC

Attorneys for PLAINTIFF

One Huntington Quadrangle, Suite 4N25

Melville, NY 11747

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