

SUPREME COURT THE STATE OF NEW YORK:  
COUNTY OF KINGS

-----X  
LAKEVIEW LOAN SERVICING, LLC,

Index No: 524437/2018

Plaintiff.

**NOTICE OF SALE**

-against-

CHLOE IGNACIO  
MARCELO IGNACIO A/K/A MARCELO Q.  
IGNACIO  
NEW YORK CITY ENVIRONMENTAL  
CONTROL BOARD  
AMERICAN HOME MORTGAGE  
SERVICING, INC.  
JONATHAN CRUZ  
JOSE "DOE"  
ANTRON "DOE",

Defendants.


-----X

TAKE NOTICE that the within is a true copy of a Notice of Sale for 463 Elton Street,

Brooklyn, New York 11208 in KINGS County.

McCABE, WEISBERG & CONWAY, LLC

Dated: August 7, 2025  
Melville, NY

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

To:  
Chloe Ignacio  
463 Elton Street, 1ST Floor  
Brooklyn, New York 11208

Chloe Ignacio  
319 Marquerite Street  
New Milford, New Jersey 07646

Marcelo Ignacio a/k/a Marcelo Q. Ignacio  
463 Elton Street, 1st Floor  
Brooklyn, New York 11208

Marcelo Ignacio a/k/a Marcelo Q. Ignacio  
319 Marquerite Street  
New Milford, New Jersey 07646

New York City Environmental Control Board  
100 Church Street  
New York, New York 10007

New York City Environmental Control Board  
66 John Street, Fl 10  
New York, New York 10007

American Home Mortgage Servicing, Inc.  
One Commerce Plaza, 99 Washington Avenue  
Albany, New York 12231

Jonathan Cruz  
463 Elton Street, 1st Floor  
Brooklyn, New York 11208

Jose "Doe"  
463 Elton Street, 2nd Floor  
Brooklyn , New York 11208

Antron "Doe"  
463 Elton Street, 3rd Floor  
Brooklyn, New York 11208

Jeffrey Miller, Esq., Referee  
32 Broadway, Floor 13  
New York, New York 10004

NOTICE OF SALE  
SUPREME COURT - COUNTY OF KINGS

LAKEVIEW LOAN SERVICING, LLC

Plaintiff,

Against

CHLOE IGNACIO, MARCELO IGNACIO A/K/A MARCELO Q. IGNACIO, et al

Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale, duly entered 06/06/2025, I, the undersigned Referee, will sell at public auction, in Room 224 of Kings County Supreme Court, 360 Adams Street, Brooklyn, NY 11201 on 9/4/2025 at 2:30PM, premises known as 463 Elton Street, Brooklyn, New York 11208, and described as follows:

ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York.

Block 4034 Lot 3

The approximate amount of the current Judgment lien is \$703,536.82 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 # 524437/2018

Jeffrey Miller, Esq., Referee.

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

Dated: 7/3/2025 File Number: 17-303866 CA

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

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LAKEVIEW LOAN SERVICING, LLC,

Plaintiff,

INDEX NO: 524437/2018

-against-

CHLOE IGNACIO  
MARCELO IGNACIO A/K/A MARCELO Q.  
IGNACIO  
NEW YORK CITY ENVIRONMENTAL CONTROL  
BOARD  
AMERICAN HOME MORTGAGE SERVICING, INC.  
JONATHAN CRUZ  
JOSE "DOE"  
ANTRON "DOE",

AFFIRMATION OF SERVICE

Defendant.

-----X  
STATE OF NEW YORK  
COUNTY OF SUFFOLK

I, Christina Hussey affirm this 11<sup>th</sup> day of August 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 August 11, 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:

Chloe Ignacio  
463 Elton Street, 1ST Floor  
Brooklyn, New York 11208

Chloe Ignacio  
319 Marquerite Street

New Milford, New Jersey 07646

Marcelo Ignacio a/k/a Marcelo Q. Ignacio  
463 Elton Street, 1st Floor  
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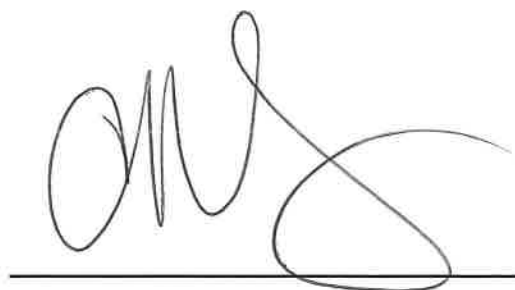
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Brooklyn, New York 11208

Jeffrey Miller, Esq., Referee  
32 Broadway, Floor 13  
New York, New York 10004

Dated: August 11, 2025

A handwritten signature in black ink, appearing to be 'JM', written over a horizontal line.

**Index No. 524437/2018**

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

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LAKEVIEW LOAN SERVICING, LLC,

**PLAINTIFF,**

**-AGAINST-**

CHLOE IGNACIO  
MARCELO IGNACIO A/K/A MARCELO Q. IGNACIO  
NEW YORK CITY ENVIRONMENTAL CONTROL BOARD  
AMERICAN HOME MORTGAGE SERVICING, INC.  
JONATHAN CRUZ  
JOSE "DOE"  
ANTRON "DOE",

**DEFENDANTS.**

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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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