

NOTICE OF SALE
SUPREME COURT - COUNTY OF QUEENS

JP MORGAN CHASE BANK, NATIONAL ASSOCIATION

Plaintiff,

Against

ANN BROGLIN A/K/A ANN M. HYLTON, AS SOLE HEIR AND DISTRIBUTE OF
RONALD V. BROGLIN A/K/A RONALD BROGLIN A/K/A RONALD VAN DERWATER
BROGLIN, et al

Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale, duly entered 03/24/2025, 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 8/22/2025 at 10:00AM, premises known as 113-25 197th Street, Saint Albans, NY 11412, 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 10992 Lot 42

The approximate amount of the current Judgment lien is \$696,897.97 plus interest and costs. The Premises will be sold subject to provisions of the aforesaid Judgment of Foreclosure and Sale; Index # 724982/2021

CRAIG D. ZIM, Esq., Referee.

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

Dated: 6/11/2025 File Number: 120-8126 CA

SUPREME COURT THE STATE OF NEW YORK:
COUNTY OF QUEENS

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JPMORGAN CHASE BANK, NATIONAL
ASSOCIATION,

Index No: 724982/2021

Plaintiff.

NOTICE OF SALE

-against-

ANN BROGLIN A/K/A ANN M. HYLTON, AS
SOLE HEIR AND DISTRIBUTE OF RONALD
V. BROGLIN A/K/A RONALD BROGLIN
A/K/A RONALD VAN DERWATER BROGLIN
MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC., AS NOMINEE FOR
ALLIANCE MORTGAGE BANKING CORP.
UNITED STATES OF AMERICA INTERNAL
REVENUE SERVICE
NEW YORK STATE DEPARTMENT OF
TAXATION AND FINANCE
NEW YORK CITY PARKING VIOLATIONS
BUREAU,

Defendants.

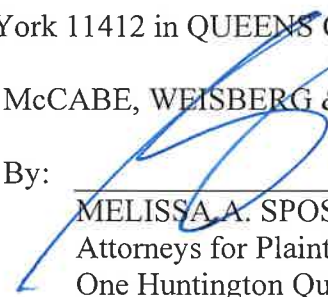
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TAKE NOTICE that the within is a true copy of a Notice of Sale for 113-25 197th St

a/k/a 11325 197th St, Saint Albans, New York 11412 in QUEENS County.

McCABE, WEISBERG & CONWAY, LLC

Dated: July 28, 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:
ISA ABDUR-RAHMAN, ESQ.
COUNSEL FOR ANN BROGLIN A/K/A ANN M. HYLTON, AS SOLE HEIR AND
DISTRIBUTE OF RONALD V. BROGLIN A/K/A RONALD BROGLIN A/K/A RONALD

VAN DERWATER BROGLIN
90-04 161ST STREET, SUITE 308
JAMAICA, NEW YORK 11432

MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC., AS NOMINEE FOR ALLIANCE
MORTGAGE BANKING CORP.
1818 LIBERTY STREET
SUITE 300
RESTON, VA 20190

UNITED STATES OF AMERICA INTERNAL REVENUE SERVICE
271 CADMAN PLAZA EAST
BROOKLYN, NY 11201

NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE
W.A. HARRIMAN STATE CAMPUS, BLDG 9
ALBANY, NY 12227

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

CRAIG D. ZIM, ESQ (REFEREE)
733 YONKERS AVE, FL 6
YONKERS, NEW YORK 10704

Index No. 724982/2021

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

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION,

PLAINTIFF,

-AGAINST-

ANN BROGLIN A/K/A ANN M. HYLTON, AS SOLE HEIR
AND DISTRIBUTE OF RONALD V. BROGLIN A/K/A
RONALD BROGLIN A/K/A RONALD VAN DERWATER
BROGLIN
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC., AS NOMINEE FOR ALLIANCE MORTGAGE
BANKING CORP.
UNITED STATES OF AMERICA INTERNAL REVENUE
SERVICE
NEW YORK STATE DEPARTMENT OF TAXATION AND
FINANCE
NEW YORK CITY PARKING VIOLATIONS BUREAU,

DEFENDANTS.

NOTICE OF SALE

McCABE, WEISBERG & CONWAY, LLC

Attorneys for PLAINTIFF

One Huntington Quadrangle, Suite 4N25

Melville, NY 11747

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