

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF KINGS

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DML CAPITAL MORTGAGE FUND, LLC,

INDEX NO. 505904/2023

Plaintiff,

NOTICE OF SALE

-against-

INVESTOR'S GENIE LLC; ANTONIO F. NULUD, AS PERSONAL GUARANTOR; ALBERT VALARINO AKA ALBERT VALLARINO, AS PERSONAL GUARANTOR; SERVICE FINANCE COMPANY, LLC; SOLAR MOSAIC LLC; "JANE" TATE (REFUSED FIRST NAME) AS JOHN DOE #1; "JOHN DOE" (REFUSED NAME) AS JOHN DOE #2,

Mortgage Premises:

328 41st Street
Brooklyn, NY 11232

Defendants.

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PLEASE TAKE NOTICE that the annexed is the Notice of Sale of the premises known as **328 41st Street, Brooklyn, NY 11232**, directed to be sold on **January 29, 2026 at 2:30 p.m.**, at public auction at the Kings County Supreme Court, Courtroom 224, 360 Adams Street, Brooklyn, NY 11201, in connection with the above captioned foreclosure action.

Dated: January 12, 2026
New York, New York

GREENSPOON MARDER LLP
Attorneys for Plaintiff

By: /s/ Angelo A. Regina
Angelo A. Regina, Esq.
1345 Avenue of the Americas, Suite 2200
New York, NY 10105
P: 212.524.5000

Copies to:

INVESTOR'S GENIE LLC
C/O ANTONIO NULUD
1 MARINE VIEW PLAZA, APT 23B
HOBOKEN, NJ 07030

ANTONIO F. NULUD, AS PERSONAL GUARANTOR
1 MARINE VIEW PLAZA, APT 23B
HOBOKEN, NJ 07030

ALBERT VALARINO AKA ALBERT VALLARINO, AS PERSONAL GUARANTOR
1 MARINE VIEW PLAZA, APT 23B
HOBOKEN, NJ 07030

SERVICE FINANCE COMPANY, LLC
C/O HOLDING CAPITAL GROUP
104 WEST 40TH STREET, 19TH FLOOR
NEW YORK, NJ 10016

SOLAR MOSAIC LLC
28 LIBERTY STREET, 42ND FLOOR
NEW YORK, NY 10005

“JANE” TATE (REFUSED FIRST NAME) AS JOHN DOE #1
328 41ST STREET, APT 1
BROOKLYN, NY 11232

“JOHN DOE” (REFUSED NAME) AS JOHN DOE #2
328 41ST STREET, APT 1
BROOKLYN, NY 11232

HELENE BLANK, ESQ.
COURT APPOINTED REFEREE
387 NEW LOTS AVENUE
BROOKLYN, NY 11207

NOTICE OF SALE

SUPREME COURT COUNTY OF KINGS, DML CAPITAL MORTGAGE FUND, LLC, Plaintiff, vs.
INVESTOR'S GENIE LLC, ET AL., Defendant(s).

Pursuant to an Order Confirming Referee Report and Judgment of Foreclosure and Sale duly entered on February 5, 2024, I, the undersigned Referee will sell at public auction at the Kings County Supreme Court, Courtroom 224, 360 Adams Street, Brooklyn, NY 11201 on January 29, 2026 at 2:30 p.m., premises known as 328 41st Street, Brooklyn, NY 11232. 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 718 and Lot 19. Approximate amount of judgment is \$1,865,223.75 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index # 505904/2023.

Helene Blank, Esq., Referee

Greenspoon Marder, 1345 Avenue of the Americas, Suite 2200, New York, NY 10105, Attorneys for Plaintiff