

## NOTICE OF SALE

SUPREME COURT COUNTY OF KINGS

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR ADJUSTABLE RATE MORTGAGE TRUST 2004-1, ADJUSTABLE RATE MORTGAGE BACKED PASS THROUGH CERTIFICATES, SERIES 2004-1, Plaintiff

AGAINST

VICTOUR ZAIBAK, ET AL., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered May 19, 2025, I, the undersigned Referee will sell at public auction at the Kings County Supreme Court, in Room 224, 360 Adams Street, Brooklyn, New York 11201 on November 6, 2025 at 2:30 PM, premises known as 2348 East 14th Street, Brooklyn, NY 11229. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Borough of Brooklyn, City of New York, County of Kings, and State of New York, Block: 7398 Lot: 26. Approximate amount of judgment \$435,299.82 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #515268/2015. For sale information, please visit Auction.com at [www.Auction.com](http://www.Auction.com) or call (800) 280-2832.

Gregory Laspina, Esq., Referee

Tromberg, Miller, Morris & Partners, PLLC

39 Broadway, Suite 1250

New York, NY 10006

25-001008

**SUPREME COURT STATE OF NEW YORK  
COUNTY OF KINGS****25-001008  
Index No. 515268/2015****AFFIRMATION OF SERVICE BY MAIL**

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**U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR ADJUSTABLE RATE MORTGAGE TRUST 2004-1,  
ADJUSTABLE RATE MORTGAGE BACKED PASS THROUGH CERTIFICATES, SERIES 2004-1, Plaintiff  
vs.  
VICTOUR ZAIBAK; ET AL., Defendant(s)**

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Cassidy Ertel, affirms and says that I was at the time of service over the age of eighteen, not a party to this action and resides in the State of New York.

That on October 7, 2025, I mailed a true copy of the Notice of Sale in this action on those defendants, whose names, representation and designated addresses appear below, by depositing a true copy of same, enclosed in a postpaid properly addressed wrapper, in an official depository under the exclusive care and custody of the United States Postal Service within the State of New York.

**Referee:**

**Gregory Laspina, Esq.  
1902 Whitestone Expressway Suite 302  
Whitestone, NY 11357**

**Victour Zaibak  
2248 East 64th Street  
Brooklyn, NY 11234**

**Menashe & Associates, LLP | Michael Dachs, Esq.  
Attorneys for 2348 Management LLC  
400 Rella Boulevard, Suite 190  
Montebello, NY 10901**

**Moussa Zaybak  
1418 Avenue T  
Brooklyn, NY 11229**

**The Bank of New York Mellon f/k/a The Bank of New York, as Successor Trustee to JPMorgan Chase Bank, N.A.,  
f/k/a JPMorgan Chase Bank, as Trustee for the Holders of the Home Equity Mortgage Trust, Home Equity  
Mortgage Pass- Through Certificates, Series 2004-5  
225 Liberty Street, 21st Floor  
New York, NY 10281**

**Zion Pinchasi  
1440 NW 86th Lane  
Plantation, FL 33322**

Linda Pinchasi  
1440 NW 86th Lane  
Plantation, FL 33322

Bruce S. Reznick, P.C.  
Attorney for Merle L. Rickles  
958 East 81st Street  
Brooklyn, NY 11236

JPMorgan Chase Bank NA  
111 Eighth Avenue  
New York, NY 10011

Stride Rite Corp.  
111 Eighth Avenue  
New York, NY 10011

Ford Motor Cr. Co. Land Rover Capital Gr.  
111 Eighth Avenue  
New York, NY 10011

City of New York Environmental Control Board  
100 Church Street, 4th Floor  
New York, NY 10007

Autovest LLC  
26261 Evergreen Road  
Southfield, MI 48076

City of New York Department of Finance Parking Violations Bureau  
100 Church Street, 4th Floor  
New York, NY 10007

I affirm on, October 7, 2025 under the penalties of perjury under the laws of New York, which may include a fine or imprisonment, that the foregoing is true, and I understand that this document may be filed in an action or proceeding in a court of law.

  
\_\_\_\_\_  
Cassidy Ertel