

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF KINGS

- - - - - X
HOF I GRANTOR TRUST 5,

Plaintiff,

Index No. 502005/24

- against -

Notice of Sale

R&J ACQ LLC, et al.

Defendants.

- - - - - X

PLEASE TAKE NOTICE that annexed hereto is the Notice of
Sale in the above entitled action.

Dated: December 22, 2025

DEUTSCH & SCHNEIDER, LLP
Attorneys for Plaintiff,
Office & P. O. Address,
79-37 Myrtle Avenue
Glendale, N.Y. 11385
Our File #LF-412

TO:

HELENE BLANK, Referee
387 New Lots Ave
Brooklyn, NY 11207

R&J ACQ LLC, Defendant
3594 Bertha Drive
Baldwin, N.Y. 11510
and at:
107 Utica Avenue
Brooklyn, NY 11213

ANELE & ASSOCIATES, P.C.
ANELE OGUWIKI NWANYANWU, ESQ.
Attorneys for Defendant JORDAN BEMBRIDGE
Via NYSCEF

**ALL OTHER DEFENDANTS HAVE EITHER APPEARED AND WAIVED NOTICE OF
THIS APPLICATION OR DEFAULTED**

NOTICE OF SALE

SUPREME COURT. KINGS COUNTY. Pltf. HOF I GRANTOR TRUST 5 vs. R&J ACQ LLC, et al Deft. Index #502005/24. Pursuant to judgment of foreclosure and sale entered November 19, 2024, I will sell at public auction in Room 224 of the Kings County Courthouse, 360 Adams Street, Brooklyn, NY on January 29, 2026 at 2:30 p.m. prem. k/a a/k/a 107 Utica Avenue, Brooklyn, NY 11213 a/k/a Section 5, Block 1349, Lot 2. Approximate amount of judgment is \$900,451.09 plus cost and interest. Sold subject to terms and conditions of filed judgment and terms of sale. HELENE BLANK, Referee. DEUTSCH & SCHNEIDER LLP, Attys. for Pltf., 79-37 Myrtle Avenue, Glendale, NY. File No. LF-412 - #102636

A F F I D A V I T

STATE OF NEW YORK)
 ss.:
 COUNTY OF QUEENS)

RACHEL ROSENSTEIN, being duly sworn, deposes and says:

That she is the Paralegal to DEUTSCH & SCHNEIDER LLP, Attorneys for Plaintiff in the within matter and not a party to this action. Deponent is over 18 years of age.

That on the 22nd day of December, 2025, she served the NOTICE OF SALE by depositing a true copy (true copies) thereof, securely enclosed in post paid wrappers in an official depository under the exclusive care and custody of the U.S. Postal Service within New York State directed to:

HELENE BLANK, Referee
 387 New Lots Ave
 Brooklyn, NY 11207

R&J ACQ LLC, Defendant
 3594 Bertha Drive
 Baldwin, N.Y. 11510
 and at:
 107 Utica Avenue
 Brooklyn, NY 11213

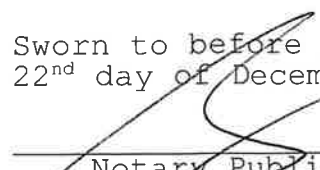
that (those) being the address (addresses) designated by him or her (them) for that purpose upon the preceding papers in this action; and upon

ANELE & ASSOCIATES, P.C.
 ANELE OGUWIKI NWANYANWU, ESQ.
 Attorneys for Defendant JORDAN BEMBRIDGE

by electronic service upon counsel as participating attorneys in this action filed by Plaintiff in the NYSCEF system, under Rule 202.5-bb Electronic Filing in Supreme Court, that(those) being the address (addresses) designated by him or her (them) for that purpose upon the preceding papers in this action and/or based upon the NYSECF rules.

ALL OTHER DEFENDANTS EITHER DEFAULTED OR WAIVED NOTICE OF THIS APPLICATION.

Sworn to before me this
 22nd day of December, 2025


 Notary Public
 Brian Goldberg
 Notary Public State of New York
 No. 02G06036406
 Qualified in Nassau County
 Commission expires 01/24/2026


 RACHEL ROSENSTEIN