

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF KINGS

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

Index No. 506368/24

Plaintiff,

NOTICE OF SALE

- against -

142-14 ACQUISITION INC., et al.

Defendants.

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

Dated: December 8, 2025

DEUTSCH & SCHNEIDER, LLP
Attorneys for Plaintiff,
Office & P. O. Address,
79-37 Myrtle Avenue
Glendale, N.Y. 11385
Our File #LF-475

TO:

DAVID M. NAMM, ESQ.
Attorney for Defendant 142-14 ACQUISITION INC.
Via NYSCEF

DOMINIC FAMULARI, ESQ., Referee
6741 3rd Avenue
Brooklyn, NY 11220

142-14 ACQUISITION INC., Defendant
142-14 116th Avenue
Jamaica, N.Y. 11436
and at:
341 Essex Street
Brooklyn, N.Y. 11208

MARIE F. CINEAS, Defendant
23 Cynthia Lane
Shelton, CT 06484

FRITZ MILFORT, JR., Defendant
23 Cynthia Lane
Shelton, CT 06484

BRIAN TOM, Defendant
15 Montauk Avenue
Merrick, NY 11566

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

NOTICE OF SALE

SUPREME COURT. KINGS COUNTY. HOF I GRANTOR TRUST 5,
vs. 142-14 ACQUISITION INC., et al Deft. Index #
506368/24. Pursuant to judgment of foreclosure and sale
entered July 25, 2025, I will sell at public auction in
Room 224 of the Kings County Courthouse, 360 Adams
Street, Brooklyn, NY on January 8, 2026 at 2:30 p.m.
prem. k/a 341 Essex Street, Brooklyn, NY 11208 a/k/a
Section 13, Block 3988, Lot 107. Approximate amount of
judgment is \$828,807.98 plus cost and interest. Sold
subject to terms and conditions of filed judgment and
terms of sale. DOMINIC FAMULARI, Referee. DEUTSCH &
SCHNEIDER LLP, Attys. for Pltf., 79-37 Myrtle Avenue,
Glendale, NY. File No. LF-475 - #102651

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 8th 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:

DOMINIC FAMULARI, ESQ., Referee, 6741 3rd Avenue, Brooklyn, NY 11220

142-14 ACQUISITION INC., Defendant, 142-14 116th Avenue, Jamaica, N.Y. 11436 and at: 341 Essex Street, Brooklyn, N.Y. 11208

MARIE F. CINEAS, Defendant, 23 Cynthia Lane, Shelton, CT 06484

FRITZ MILFORT, JR., Defendant, 23 Cynthia Lane, Shelton, CT 06484

BRIAN TOM, Defendant, 15 Montauk Avenue, Merrick, NY 11566

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

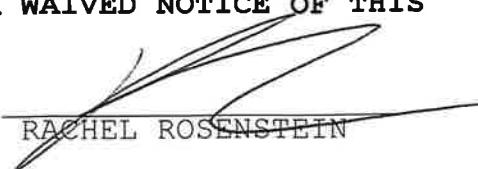
DAVID M. NAMM, ESQ., Attorney for Defendant 142-14 ACQUISITION INC.

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
8th 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