

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF KINGS

- - - - - X

HOF I GRANTOR TRUST 5,

Index No. 531361/22

Plaintiff,

NOTICE OF SALE

- against -

YLW SQUARED INC., et al.,

Defendants.

- - - - - X

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

Dated: March 3, 2025

DEUTSCH & SCHNEIDER, LLP
Attorneys for Plaintiff,
Office & P. O. Address,
79-37 Myrtle Avenue
Glendale, N.Y. 11385
Our File #LF-383

TO:

VIA NYCSCEF Notification

THERESA GEDEON, ESQ., ESQ., Attorney for Defendants YLW SQUARED
INC. and

YVONNE WILLIAMS, Pro Se Defendant

VIA Mail

YLW SQUARED INC., Owner, 55 Madison Street, Brooklyn, N.Y. 11238;

YLW SQUARED INC., Owner, 53 Madison Street, Brooklyn, N.Y. 11238;

YVONNE WILLIAMS, 55 Madison Street, Brooklyn, N.Y. 11238;

LEON WATSON, 55 Madison Street, Brooklyn, N.Y. 11238; and

OCCUPANTS, 53 Madison Street, Brooklyn, N.Y. 11238.

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

NOTICE OF SALE

SUPREME COURT. COUNTY OF KINGS. HOF I GRANTOR TRUST 5, Pltf. vs. YLW SQUARED INC., et al, Defts. Index #531361/22. Pursuant to judgment of foreclosure and sale entered March 29, 2024, I will sell at public auction in Room 224 of the Kings County Supreme Court, 360 Adams St., Brooklyn, NY on April 10, 2025 at 2:30 p.m. premises k/a 53 Madison Street, Brooklyn, NY 11238 a/k/a Section 7, Block 1987, Lot 56. Approximate amount of judgment is \$1,942,287.94 plus costs and interest. Sold subject to terms and conditions of filed judgment and terms of sale. HELMUT BORCHERT, Referee. DEUTSCH & SCHNEIDER, LLP, Attys. for Pltf., 79-37 Myrtle Ave., Glendale, NY 11385. File No. LF-383 - #102161

AFFIDAVIT OF SERVICE

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 31st day of March, 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:

YLW SQUARED INC., 55 Madison Street, Brooklyn, N.Y. 11238;
 YLW SQUARED INC., 53 Madison Street, Brooklyn, N.Y. 11238;
 YVONNE WILLIAMS, 55 Madison Street, Brooklyn, N.Y. 11238;
 LEON WATSON, 55 Madison Street, Brooklyn, N.Y. 11238; and
 OCCUPANTS, 53 Madison Street, Brooklyn, N.Y. 11238,


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

THERESA GEDEON, ESQ., Attorney for Defendant YLW SQUARED INC. Via NYSCEF system nyaa@notyouravgattorney.com and


YVONNE WILLIAMS, Pro Se Defendant Via NYSCEF system ylw.squared.yvonne.leon@gmail.com

by electronic service upon counsel as participating attorneys and defendant as participating pro se party, 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.


 RACHEL ROSENSTEIN

Sworn to before me this
31st day of March, 2025


 Notary Public

Doris Barkhordar
 Notary Public State of New York
 Qualified in Queens County
 LIC #02BA6053713
 Commission Expires 01/16/2027