

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF KINGS

-----X
DML CAPITAL MORTGAGE FUND, LLC,

Plaintiff,

-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,

Defendants.

-----X

INDEX NO. 505904/2023

NOTICE OF SALE

Mortgage Premises:

328 41st Street
Brooklyn, NY 11232

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 **December 19, 2024 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: November 22, 2024
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

GM # 22-000259-01

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

SUPREME COURT OF THE STATE OF NEW
YORK COUNTY OF KINGS

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DML CAPITAL MORTGAGE FUND, LLC,

INDEX NO. 505904/2023

AFFIDAVIT OF SERVICE

Plaintiff,

-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,

Defendant(s).

-----X

Mortgage Premises:

328 41st Street
Brooklyn, NY 11232

I, _____, being duly sworn, deposes and says:

I am not a party to the action, am over 18 years of age, and reside in Broward County, Florida.

On _____, I served a copy of the **NOTICE OF SALE**, relative to the
above matter in a sealed envelope, with postage prepaid thereon, in a post office or depository of the
United States Postal Service within the State of Florida addressed to the last known address of the
individuals as indicated below.

_____, Clerk

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐
online notarization, this ____ day of _____ 20____, by _____.

Signature of Notary Public
Personally Known _____ OR
Produced Identification _____
Type of Identification Produced _____

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
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HOBOKEN, NJ 07030

ALBERT VALARINO AKA ALBERT VALLARINO, AS PERSONAL GUARANTOR
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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 December 19, 2024 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