

NYSCEF DOC. NO. 5
CIVIL COURT OF THE CITY OF NEW YORK
COUNTY OF KINGS: HOUSING PART

RECEIVED NYSCEF: 11/13/2025

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119 FREEMAN REALTY CORP.,

Petitioner-Landlord,
-against-

Index No.: /25

NOTICE OF PETITION HOLDOVER

AMY GARTRELL,
119 Freeman Street, Apt. #2R
Brooklyn, New York 11222

Petitioner Business Address:
203 Meserole Avenue
Brooklyn, NY 11222

Respondents-Tenant(s),

-and-

“JOHN DOE” and “JANE DOE”,

Respondents-Undertenants.

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Additional copies were sent via regular mail and certified mail to Amy Gartrell at 109 E. 9th Street, Apt. 2E, New York, New York 10003 and to Himmelstein McConnell Gribben & Joseph, LLP at 15 Maiden Lane, 17th Floor, New York, NY 10038.

The Petitioner is suing you for eviction.

1. The Petitioner has started a holdover eviction case against you. That means the Petitioner says you should be evicted for a reason other than not paying your rent. The Petitioner’s reasons are given in the attached Petition.
2. The Petitioner is asking this Court for:
 - permission to evict you from your home at

119 Freeman Street, Apt. #2R, Brooklyn, New York 11222

- fair value of use and occupancy.
3. You must come to the Civil Court of the City of New York:

Date: 02/18/2026 Time: 11:30 AM

Address: 141 Livingston Street, Brooklyn, NY 11201

Room/Part: 503 | PART T

Warning! If you don't come to court at this date and time, a judgment may be entered against you. If that happens, the Petitioner will have the right to evict you. You have a right to postpone the case for 14 days, but you have to come to court to ask for that.

4. In court, you may tell the judge the legal reasons that you should be allowed to stay in your home. The legal reasons are called defenses. You can also say any claims you have against the Petitioner. You will have to prove your defenses and claims in court. You can also give your Answer in writing. Information to help you Answer the Petition is available online at nycourts.gov/housingnyc.

Important! If you don't tell the Clerk about a defense in your Answer you might not be able to talk about it later in this case or any other case.

5. If your name is not on this Notice but you live in the home listed above, you have a right to come to Court on the court date and tell the judge the legal reasons that you should be allowed to stay in the home.

6. Available Resources:

- **Legal Help:** Under New York City law, you may be able to get a free lawyer to represent you in this case. Call 718-557-1379 or go to nycourts.gov/nyc-freelawyer for information about getting free legal help. If you have money to hire a lawyer, you can contact the New York City Bar Legal Referral Service at 212-626-7373.
- **Language Help:** If you don't speak English well or are deaf or hard of hearing, you have a right to a free interpreter. Tell the Court Clerk you need an interpreter or call 646-386-5670. To read a translation of this Notice in another language visit: nycourts.gov/housingnyc for information on evictions:

646 386-5750: Informations concernant les expulsions • বেদখলের তথ্য • 迫遷相关信息
迫遷相關資訊 • Информация о выселении • معلومات بشأن حالات الطرد
 Enformasyon Konsènan Degèpisman • Información sobre desalojos
 Chief Clerk, 11/13/2025 2:52 PM KINGS CIVIL COURT - L&T

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- **ADA Help:** If you need a special accommodation to use the court because of a disability, call 646-386-5300 or 711 (TTY) or tell a Court Clerk.
- **Financial Help:** If you owe the rent and don't have the money, contact HRA's Infoline at 718-557-1399 for more information about getting help to pay the rent.
- **Help at the Courthouse:** There is a Help Center in the courthouse where you can speak to a Court Attorney or a Volunteer Lawyer.
- **Online Help:** Visit the Housing Court's website at: nycourts.gov/housingnyc (also available in Spanish and Chinese) or visit LawHelpNY at: lawhelpny.org.

Postponements & Rent Deposits: In court, you can ask to postpone your case. You have a right to postpone the case for at least 14 days. If your case is not finished in 60 days or you ask to postpone the case again, the court can order you to deposit money in court or make a rent payment to the Landlord. If you don't do this, your case may go to trial right away pursuant to RPAPL Section 745.

After Judgment: If the court orders a judgment against you after a trial, the court may give you time to move. After that time is up, you will get a Notice of Eviction from a Marshal giving you at least 14 days to leave. If you don't leave, you will be evicted by the Marshal pursuant to RPAPL Section 749(2).

Dated: City of New York, County of Kings
October 15, 2025

Horing Welikson Rosen & Digrugilliers, P.C.
Attorneys for Petitioner
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Williston Park, New York 11596
(516) 535-1700 – HWRD #868285
Holdoveranswers@hwrpc.com

Tanya Faye
Chief Clerk of the Civil
Court of the City
of New York

L&T INDEX NO.:

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-against-

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APT. 2R
BROOKLYN, NY 11222**

Respondent(s)-Tenant(s),

“JOHN DOE” AND “JANE DOE”

Respondents-Under tenants

**NOTICE OF PETITION
(HOLDOVER)**

**HORING WELIKSON ROSEN & DIGRUGLIJERS, P.C.
ATTORNEYS FOR PETITIONER
11 HILLSIDE AVENUE
WILLISTON PARK, NY 11596
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