

CIVIL COURT OF THE CITY OF NEW YORK  
COUNTY OF KINGS

119 Freeman Realty Corp.  
Petitioner,

ATTORNEY: HORING WELIKSON ROSEN &  
DIGRUGILLIERS, P.C.

vs.

INDEX NUMBER: LT-328066-25/KI

Amy Gartrell, "John Doe", and "Jane Doe"  
Respondent(s).

DATE OF FILING: 11/13/2025

COURT DATE: 02/18/2026

**AFFIDAVIT OF SERVICE**

STATE OF New York: COUNTY OF Nassau ss:

I, **John L Hudak**, being duly sworn according to law upon oath, depose and say, that deponent is not a party to this action, is over 18 years of age and resides in the State of New Jersey.

That on **02/03/2026 at 4:16 PM at 119 Freeman St, Apt. 2R, Brooklyn, NY 11222**, deponent served the **Notice of Electronic Filing printed in English and Spanish, Notice of Petition Holdover, Holdover Petition bearing Index Number, and Good Cause Eviction Law Notice to Tenant** upon **Amy Gartrell** tenant/respondent herein named.

Said service was effected in the following manner;

By affixing and taping a copy to the entrance door of said property, which is tenant/respondent's place of residence within the state. Deponent was unable, with due diligence to find recipient or a person of suitable age and discretion thereat having attempted service at said address on the following dates and times; **02/02/2026 7:35 PM, 02/03/2026 4:16 PM. I RANG BELL/KNOCKED ON DOOR AND THERE WAS NO ANSWER ON ALL ATTEMPTS OF SERVICE.**

On **02/04/2026**, after delivery of process was effected & within 24 hours of service, deponent enclosed an additional copy of same in a postpaid envelope addressed to the tenant/respondent at tenant/respondent's place of residence in an official depository and by Regular First Class Mail, under the exclusive care of the United States Postal Service within New York State.

On **02/04/2026**, after delivery of process was effected & within 24 hours of service, deponent enclosed an additional copy of same in postpaid envelope addressed to the tenant/respondent at tenant/respondent's place of residence in an official depository and by Certified Mail, under the exclusive care of the United States Postal Service within New York State.

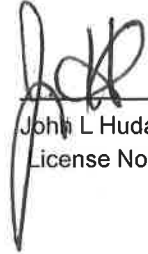
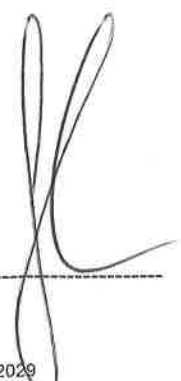
The envelopes bore the Legend "Personal & Confidential" and did not indicate on the outside thereof, by return address or otherwise, that the communication was from an attorney or concerned an action against the tenant/respondent.

I asked the person spoken to, John Doe Neighbor, a person who refused to give their name, if the tenant/respondent was in active military service of the United States or the State of New York in any capacity and received a negative reply. The source of my information and the grounds of my belief are the conversations and observations above narrated. Upon information and belief I aver that the tenant/respondent is not in the military service of New York State or the United States as that term is defined in the statutes of New York State or the Federal Soldiers and Sailors Civil Relief Act.

I certify that the foregoing statements made by me are true, correct and my free act and deed. I am aware that if any of the foregoing statements made by me are willfully false, I am subject to punishment.

Sworn to before me this

February 4 2026



John L Hudak  
license No. 1392295

CRAIG L. EISENBERG  
NOTARY PUBLIC, STATE OF NEW YORK  
REGISTRATION NO. 01EI6030725  
QUALIFIED IN SUFFOLK COUNTY  
COMMISSION EXPIRES SEPTEMBER 20, 2029

CIVIL COURT OF THE CITY OF NEW YORK  
COUNTY OF KINGS

119 Freeman Realty Corp.  
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vs.

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Respondent(s).

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**AFFIDAVIT OF SERVICE**

STATE OF New York: COUNTY OF Nassau ss:

I, **John L Hudak**, being duly sworn according to law upon oath, depose and say, that deponent is not a party to this action, is over 18 years of age and resides in the State of New Jersey.

That on **2/3/2026** at **4:16 PM** at **119 Freeman St, Apt. 2R, Brooklyn, NY 11222**, deponent served the **Notice of Electronic Filing printed in English and Spanish, Notice of Petition Holdover, Holdover Petition bearing Index Number, and Good Cause Eviction Law Notice to Tenant** upon "**John Doe**" tenant/respondent herein named.

Said service was effected in the following manner;

By affixing and taping a copy to the entrance door of said property, which is tenant/respondent's place of residence within the state. Deponent was unable, with due diligence to find recipient or a person of suitable age and discretion thereat having attempted service at said address on the following dates and times; **02/02/2026 7:35 PM, 02/03/2026 4:16 PM. I RANG BELL/KNOCKED ON DOOR AND THERE WAS NO ANSWER ON ALL ATTEMPTS OF SERVICE.**

On **2/4/2026**, after delivery of process was effected & within 24 hours of service, deponent enclosed an additional copy of same in a postpaid envelope addressed to the tenant/respondent at tenant/respondent's place of residence in an official depository and by Regular First Class Mail, under the exclusive care of the United States Postal Service within New York State.

On **2/4/2026**, after delivery of process was effected & within 24 hours of service, deponent enclosed an additional copy of same in postpaid envelope addressed to the tenant/respondent at tenant/respondent's place of residence in an official depository and by Certified Mail, under the exclusive care of the United States Postal Service within New York State.

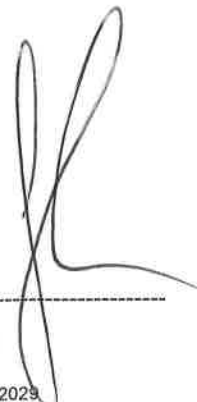
The envelopes bore the Legend "Personal & Confidential" and did not indicate on the outside thereof, by return address or otherwise, that the communication was from an attorney or concerned an action against the tenant/respondent.

I asked the person spoken to, **John Doe Neighbor**, a person who refused to give their name, if the tenant/respondent was in active military service of the United States or the State of New York in any capacity and received a negative reply. The source of my information and the grounds of my belief are the conversations and observations above narrated. Upon information and belief I aver that the tenant/respondent is not in the military service of New York State or the United States as that term is defined in the statutes of New York State or the Federal Soldiers and Sailors Civil Relief Act.

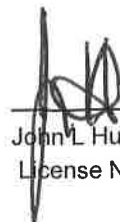
I certify that the foregoing statements made by me are true, correct and my free act and deed. I am aware that if any of the foregoing statements made by me are willfully false, I am subject to punishment.

Sworn to before me this

February 4 2026



CRAIG L. EISENBERG  
NOTARY PUBLIC, STATE OF NEW YORK  
REGISTRATION NO. 01EI6030725  
QUALIFIED IN SUFFOLK COUNTY  
COMMISSION EXPIRES SEPTEMBER 20, 2029



John L Hudak  
License No. 1392295

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ATTORNEY: HORING WELIKSON ROSEN &  
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**AFFIDAVIT OF SERVICE**

STATE OF New York: COUNTY OF Nassau ss:

I, **John L Hudak**, being duly sworn according to law upon oath, depose and say, that deponent is not a party to this action, is over 18 years of age and resides in the State of New Jersey.

That on **2/3/2026 at 4:16 PM at 119 Freeman St, Apt. 2R, Brooklyn, NY 11222**, deponent served the **Notice of Electronic Filing printed in English and Spanish, Notice of Petition Holdover, Holdover Petition bearing Index Number, and Good Cause Eviction Law Notice to Tenant** upon "**Jane Doe**" tenant/respondent herein named.

Said service was effected in the following manner;

By affixing and taping a copy to the entrance door of said property, which is tenant/respondent's place of residence within the state. Deponent was unable, with due diligence to find recipient or a person of suitable age and discretion thereat having attempted service at said address on the following dates and times; **02/02/2026 7:35 PM, 02/03/2026 4:16 PM. I RANG BELL/KNOCKED ON DOOR AND THERE WAS NO ANSWER ON ALL ATTEMPTS OF SERVICE.**

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The envelopes bore the Legend "Personal & Confidential" and did not indicate on the outside thereof, by return address or otherwise, that the communication was from an attorney or concerned an action against the tenant/respondent.

I asked the person spoken to, **John Doe Neighbor**, a person who refused to give their name, if the tenant/respondent was in active military service of the United States or the State of New York in any capacity and received a negative reply. The source of my information and the grounds of my belief are the conversations and observations above narrated. Upon information and belief I aver that the tenant/respondent is not in the military service of New York State or the United States as that term is defined in the statutes of New York State or the Federal Soldiers and Sailors Civil Relief Act.

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February 4 2026

John L Hudak  
License No. 1392295

CRAIG L. EISENBERG  
NOTARY PUBLIC, STATE OF NEW YORK  
REGISTRATION NO. 01EI6030725  
QUALIFIED IN SUFFOLK COUNTY  
COMMISSION EXPIRES SEPTEMBER 20, 2029

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Amy Gartrell, "John Doe", and "Jane Doe"  
Respondent(s).

DATE OF FILING: 11/13/2025

COURT DATE: 02/18/2026

**AFFIDAVIT OF MAILING**

STATE OF New York: COUNTY OF Nassau ss:

I, John L Hudak, being duly sworn deposes and says deponent is not a party to this action and is over the age of eighteen years and resides in the State of New Jersey.

On 2/4/2026, I served a true copy of the **Notice of Electronic Filing printed in English and Spanish, Notice of Petition Holdover, Holdover Petition bearing Index Number, and Good Cause Eviction Law Notice to Tenant** by mailing the same in a sealed envelope by First Class Mail and Certified Mail, with postage prepaid thereon, in a post office or official depository of the United States Postal Service within the State of New York, addressed to the last known address of the addressee(s) as indicated below:

Amy Gartrell  
109 E. 9th St, Apt. 2E,  
New York, NY 10003

The envelope(s) bore the Legend "Personal & Confidential" and did not indicate on the outside thereof, by return address or otherwise, that the communication was from an attorney or concerned an action against the addressee(s).

I certify that the foregoing statements made by me are true, correct and my free act and deed. I am aware that if any of the foregoing statements made by me are willfully false, I am subject to punishment.

Sworn to before me this

February 4 2026



CRAIG L. EISENBERG  
NOTARY PUBLIC, STATE OF NEW YORK  
REGISTRATION NO. 01E16030725  
QUALIFIED IN SUFFOLK COUNTY  
COMMISSION EXPIRES SEPTEMBER 20, 2029



John L Hudak  
License No. 1392295

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STATE OF New York: COUNTY OF Nassau ss:

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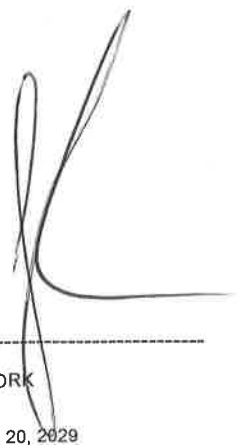
Himmelstein, McConnell, Gribben & Joseph LLP  
15 Maiden Lane, 17th Floor,  
New York, NY 10038

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John L Hudak  
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REGISTRATION NO. 01EI6030725  
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COMMISSION EXPIRES SEPTEMBER 20, 2029

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**OFFICIAL USE**

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark Here

Amy Gartrell  
119 Freeman St, Apt. 2R  
Brooklyn, NY 11222

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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**CERTIFIED MAIL® RECEIPT**  
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Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark Here

"John Doe"  
119 Freeman St, Apt. 2R  
Brooklyn, NY 11222

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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**OFFICIAL USE**

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark Here

"Jane Doe"  
119 Freeman St, Apt. 2R  
Brooklyn, NY 11222

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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**CERTIFIED MAIL® RECEIPT**  
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**OFFICIAL USE**

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	



Amy Gartrell  
109 E. 9th St, Apt. 2E  
New York, NY 10003

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9589 0710 5270 3633 7251 56

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Certified Mail Fee	
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Extra Services & Fees (check box, add fee as appropriate)	
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<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
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