

SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF NEW YORK

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BOARD OF MANAGERS OF 11 HANCOCK  
PLACE CONDOMINIUM,

Plaintiff,

-against-

KAKO ENTERPRISE LLC,

Defendants.

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Index No.: 850398/2024

**NOTICE OF SALE AND  
PUBLICATION OF SALE**

Premises:

11 Hancock Place, Unit PH 206  
New York, New York 10027  
Block: 1951 Lot: 1072

**PLEASE TAKE NOTICE** that, pursuant to a Judgment of Foreclosure and Sale and Decision and Order on Motion entered on December 9, 2025 (“Judgment”), Elaine Shay, Esq., the court appointed Referee, will sell at public auction to the highest bidder in Room 252 of the New York County Supreme Court at 60 Centre Street, New York, New York on January 21, 2026 at 2:15 p.m., the premises known as 11 Hancock Place, Unit PH 206, New York, New York.

All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the County of New York and State of New York: Block 1260, Lot 1001. Approximate amount of Judgment is \$13,903.34, plus interest and costs. Premises will be sold subject to provisions of Judgment Terms of Sale. The foreclosure sale will be conducted in accordance with the First Judicial District’s Covid-19 Policies and foreclosure auction rules.

**PLEASE TAKE FURTHER NOTICE** that the within is a true and correct copy of the Notice of Sale that will be published in the New York Amsterdam News pursuant to RPAPL § 231 and the Judgment.

The foreclosure sale is scheduled for January 21, 2026 at 2:15 p.m.

Dated: New York, New York  
December 29, 2025

Yours, etc.,

COZEN O'CONNOR



By: \_\_\_\_\_  
Leni Morrison Cummins, Esq.  
Allyson P. Stavis, Esq.

3 WTC, 175 Greenwich Street, 55<sup>th</sup> Floor  
New York, New York 10007  
(212) 509-9400  
*Attorneys for Plaintiff*

TO:

Ms. Elaine Shay, Esq.  
800 Third Avenue, Ste. 2800  
New York, New York 10022  
**VIA FIRST CLASS MAIL**

Kenneth A. Votre, Esq.  
Votre & Associates, P.C.  
15 Mt. Ebo Road South, Suite 15A #5  
Brewster, New York 10509  
*Attorneys for Defendant KAKO  
Enterprise, LLC*  
**VIA NYSCEF**

**NOTICE OF SALE**

SUPREME COURT – NEW YORK COUNTY – BOARD OF MANAGERS OF 11 HANCOCK PLACE CONDOMINIUM, Plaintiff v. KAKO ENTERPRISE LLC, Defendant (Index No. 850398/2024). Pursuant to a Judgment of Foreclosure and Sale and Decision and Order on Motion entered on December 9, 2025 (the “Judgment”), I will sell at public auction to the highest bidder in Room 252 of the New York County Supreme Court, 60 Centre Street, New York, New York, on January 21, 2026 at 2:15 p.m., the premises known as 11 Hancock Place, PH 206, New York 10027 (the “Premises”). All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situated, lying and being in New York County and State of New York: Block 1951 Lot: 1072, as more particularly described in the Judgment. Approximate amount of Judgment is \$13,903.34, plus additional interest, inspection fees, maintenance charges, further accrued common charges, taxes, insurance premiums and other advances. Premises will be sold subject to the provisions of the Judgment and Terms of Sale. The foreclosure sale will be conducted in accordance with the 1<sup>st</sup> Judicial District’s Covid-19 Policies and foreclosure auction rules.

Elaine Shay, Esq., Referee.

Cozen O’Connor, 3 WTC, 175 Greenwich Street, New York, New York 10007, Attorneys for Plaintiff.

SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF NEW YORK

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BOARD OF MANAGERS OF 11 HANCOCK  
PLACE CONDOMINIUM,

Index No.: 850398/2024

**AFFIRMATION OF SERVICE**

Plaintiff,

-against-

KAKO ENTERPRISE LLC,

Defendants.

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**ALLYSON P. STAVIS, ESQ.**, an attorney duly admitted to practice law before the  
Courts of the State of New York, affirms under penalty of perjury:

I am an associate at Cozen O'Connor. I am not a party to this action, am over 18 years of  
age and reside in the State of New York, County of New York. On December 29, 2025, I served  
the foregoing Notice of Sale and Publication of Sale by causing true and correct copies of the  
aforesaid documents to be filed and served electronically via the Court's NYSCEF System and  
by First Class Main as follows:

Ms. Elaine Shay, Esq.  
800 Third Avenue, Ste. 2800  
New York, New York 10022  
**VIA FIRST CLASS MAIL**

Kenneth A. Votre, Esq.  
Votre & Associates, P.C.  
15 Mt. Ebo Road South, Suite 15A #5  
Brewster, New York 10509  
*Attorneys for Defendant KAKO  
Enterprise, LLC*  
**VIA NYSCEF**

Dated: New York, New York  
December 29, 2025

  
\_\_\_\_\_  
Allyson P. Stavis