

NOTICE OF SALE  
SUPREME COURT - COUNTY OF KINGS

BRANCH BANKING AND TRUST COMPANY

Plaintiff,

Against

THEODORE LEEBO A/K/A THEODORE LEEBOO, ETHEL SCOTT, et al

Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale, duly entered 05/08/2018, I, the undersigned Referee, will sell at public auction, in Room 224 of Kings County Supreme Court, 360 Adams Street, Brooklyn, NY 11201 on 12/11/2025 at 2:30PM, premises known as 50 Rochester Avenue, Brooklyn, NY 11233, and described as follows:

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 1708 Lot 58

The approximate amount of the current Judgment lien is \$756,282.99 plus interest and costs. The Premises will be sold subject to provisions of the aforesaid Judgment of Foreclosure and Sale; The aforementioned auction will be conducted in accordance with the Court System's COVID-19 mitigation protocols and as such all persons must comply with social distancing, wearing masks and screening practices in effect at the time of this foreclosure sale.

Index # 30030/10

Maureen P. Fonti, Esq., Referee.

MCCABE, WEISBERG & CONWAY, LLC, 10 Midland Avenue, Suite 205, Port Chester, NY 10573

Dated: 10/21/2025 File Number: 21-300240 CA

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

-----X  
BRANCH BANKING AND TRUST COMPANY,

Plaintiff.

INDEX NO: 30030/10

-against-

THEODORE LEEBO A/K/A THEODORE LEEBOO;  
ETHEL SCOTT; LTE DEVELOPMENT INC.; NEW  
YORK CITY ENVIRONMENTAL CONTROL  
BOARD;  
NEW YORK STATE DEPARTMENT OF TAXATION  
AND FINANCE

AFFIRMATION OF SERVICE

Defendant.

-----X  
STATE OF NEW YORK  
COUNTY OF WESTCHESTER

I, Ian Berman affirm this 13<sup>th</sup> day of November 2025, under the penalties of perjury, under the laws of New York State, which may include a fine or imprisonment, that the foregoing is true and correct, and I understand that this document may be filed in an action or proceeding in a court of law.

I am over the age of eighteen years and am not a party herein, that I maintain my place of employment in Westchester County and that on November 13<sup>th</sup>, 2025 I caused a copy of the enclosed **Notice of Sale** to go into the mail by placing said motion with the mailroom of McCabe, Weisberg & Conway, LLC, who, in their normal course of duties, placed the motion and exhibits in a properly sealed envelope, with proper postage, for first class U.S. Mail delivery to the following addresses:

Law Offices of Yvette V. Dudley, P.C.  
*Attorneys for Theodore Leebo*  
217-01 Merrick Boulevard, Ste 202  
Springfield Gardens, NY 11413

Ethel Scott  
2236 Batchelder Street  
Brooklyn, NY 11229

NYC Environmental Control Board  
100 Church Street  
New York, NY 10007

LTE Development Inc.  
Office of the Secretary of State  
1 Commerce Plaza  
Albany, NY 12260

New York State Department of Taxation and Finance  
400 Oak Street  
Garden City, NY 11530

Maureen P Fonti, Esq,  
8516 23rd Ave.  
Brooklyn, NY 11214  
***Court Appointed Referee***

Dated: November 13, 2025

  
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Ian Berman

Index No. 30030/10

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

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BRANCH BANKING AND TRUST COMPANY,

**PLAINTIFF,**

**-AGAINST-**

THEODORE LEEBO A/K/A THEODORE LEEBOO;  
ETHEL SCOTT; LTE DEVELOPMENT INC.; NEW  
YORK CITY ENVIRONMENTAL CONTROL BOARD;  
NEW YORK STATE DEPARTMENT OF TAXATION  
AND FINANCE,

**DEFENDANT.**

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**NOTICE OF SALE**

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**McCABE, WEISBERG & CONWAY, LLC**

Attorneys for PLAINTIFF  
10 Midland Avenue, Suite 205  
Port Chester, NY 10573  
(914) 636-8900  
(845) 282-7065 facsimile

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