

NOTICE OF SALE

SUPREME COURT COUNTY OF KINGS, MCLP Asset Company, Inc., Plaintiff, vs. LEE DALE LEE, LLC, ET AL., Defendant (s).

Pursuant to a Judgment of Foreclosure and Sale duly entered on October 6, 2025 I, the undersigned Referee will sell at public auction at Room 224 of Kings County Supreme Court, 360 Adams Street, Brooklyn, New York 11201 on January 15, 2026 at 2:30 PM, premises known as 1117 HANCOCK STREET, BROOKLYN, NY 11221. All that certain plot, piece or parcel of land, situate, lying and being in the Borough of Brooklyn, County of KINGS, City and State of New York, Section: 11, Block: 3389, Lot: 58. Approximate amount of judgment is \$1,189,708.60 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index # 500936/2024.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, the Mortgagee's attorney, or the Referee.

For Sale information, please visit Auction.com at www.Auction.com or call (800) 280-2832.

All parties are to comply with the 2nd Judicial District's COVID-19 Policies concerning Public Auctions of foreclosed properties. These policies, along with the Kings County Foreclosure Auction Rules, can be found on the Kings Supreme Court - Civil Term

Website:<https://ww2.nycourts.gov/courts/2jd/kings/civil/KingsCivilSupremeRules.shtml#generalforeclosure>

MICHAEL D. BENJAMIN, Esq., Referee

Roach & Lin, P.C., 6851 Jericho Turnpike, Suite 185, Syosset, New York 11791, Attorneys for Plaintiff

Omni Title Agency
Agent for First American Title Insurance Company

TITLE NO. 2104-2974434

SCHEDULE A

ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

BEGINNING at a point on the northwesterly side of Hancock Street, distant 410 feet southwesterly from the corner formed by the intersection of the said northwesterly side of Hancock Street with the southwesterly side of Central Avenue;

RUNNING THENCE northwesterly parallel with Central Avenue and part of the distance through a party wall, 100 feet;

THENCE southwesterly parallel with Hancock Street, 20 feet;

THENCE southeasterly parallel with Central Avenue and part of the distance through a party wall, 100 feet to the northwesterly side of Hancock Street;

THENCE northeasterly along the said northwesterly side of Hancock Street, 20 feet to the point or place of **BEGINNING**.

FOR INFORMATION ONLY:

Block 3389 Lot 58

MCLP Asset Company, Inc.

Plaintiff(s),

Index No.: 500936/2024

-against-

LEE DALE LEE, LLC, ET AL.

AFFIDAVIT OF SERVICE

Defendant(s).

STATE OF NEW YORK)
) ss.:
COUNTY OF NASSAU)

Nicole DePascale, being duly sworn, deposes and says:

I am over 18 years of age, reside in the State of New York and I am not a party to this action.

On December 24, 2025, I enclosed a copy of the annexed **NOTICE OF SALE** by depositing a true copy of same enclosed in a postpaid properly addressed wrapper, in an official depository under the exclusive care and custody of the United States Postal Service within the State of New York to the following parties:

ELIAS N. SAKALIS, ESQ.
ATTORNEY FOR DEFENDANTS
LEE DALE LEE, LLC AND
BETTY WANNAMAKER A/K/A BETTY J. WANNAMAKER
4 CONSULATE DRIVE
TUCKAHOE, NY 10707

BETTY WANNAMAKER A/K/A BETTY J. WANNAMAKER
95 WEIRFIELD STREET
2ND FLOOR
BROOKLYN, NY 11221

JOHNNY RODGERS
1117 HANCOCK STREET, 1ST FL
BROOKLYN, NY 11221

HENRY BAKER
1117 HANCOCK STREET, 1ST FL
BROOKLYN, NY 11221

DESMOND CANEL
1117 HANCOCK STREET, 2ND FL
BROOKLYN, NY 11221

MARVIN MOORE
1117 HANCOCK STREET
BROOKLYN, NY 11221

WILLIAM CULBREATH
1117 HANCOCK STREET, 2ND FL
BROOKLYN, NY 11221

MICHAEL D. BENJAMIN, ESQ.
REFEREE
LAW OFFICES OF MICHAEL D. BENJAMIN
2429 EAST 71ST STREET
BROOKLYN, NY 11234

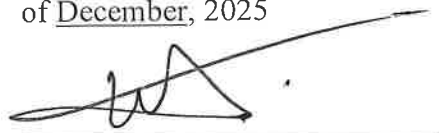
KINGS COUNTY SUPREME COURT
AUCTION CALENDAR CLERK
360 ADAMS STREET
BROOKLYN, NY 11201

ANY AND ALL OCCUPANTS
1117 HANCOCK STREET
BROOKLYN, NY 11221


Nicole DePascale

Sworn to before me on this 24th day

of December, 2025



NOTARY PUBLIC

