

NOTICE OF SALE

SUPREME COURT: KINGS COUNTY. REO PROPERTIES CORPORATION, Pltf. vs. HARRY MILLER, et al, Defts. Index #550/09. Pursuant to judgment of foreclosure and sale dated March 25, 2013, I will sell at public auction in Room 224, of Kings County Supreme Court, 360 Adams St., Brooklyn, NY on Thursday, July 30, 2015 at 2:30 p.m., prem. k/a 40 Oceana Dr. West, Unit 3B, Brooklyn, NY. Said property lying and being in the Residential Condominium Unit (the "Residential Unit") in the condominium known as Oceana Condominium No. Four ("the Condominium") (comprised of the bldg. known by the street No. 40 Oceana Dr. West, Brooklyn, NY 11235), which Residential Unit is situated in the bldg. known as and by the street No. 40 Oceana Dr. West, Brooklyn, NY 11235 (the "Building"), said Residential Unit being designated and described as Residential Unit No. 3B in the certain declaration dated Sept. 30, 2002, made by the Grantor under Article 9-B of the Real Property Law of the State of New York (the Condominium Act), establishing a plan for condominium ownership of the Bldg. and the land (the Land) upon which the Bldg. is situated (which Land is more particularly described on Schedule A annexed hereto and by this reference mad apart hereof), which declaration was recorded in the Office of the Register of the City of New York, County of Kings (the City's Register's Office), on the 22<sup>nd</sup> day of Oct., 2002, in Reel 5856, at Pg. 250 (such declaration and any amendments thereto being referred to hereinafter, collectively, as the Declaration). Together with an undivided 1.370% interest in the Common Elements (as such term is defined in the Declaration) appurtenant to the residential Unit. Approx. amt. of judgment is \$964,888.13 plus costs and interest. Sold subject to terms and conditions of filed judgment and terms of sale. NED H. KASSMAN, Referee. COHN & ROTH, Attys. for Pltf., 100 E. Old Country Rd., Mineola, NY. #86298

2015 JUN 18 PM 2:21

SUPREME COURT  
KINGS COUNTY  
FORECLOSURE DEPT

TITLE NO: VA-0011452

LOAN NO: 89003365

**SCHEDULE A  
DESCRIPTION**

**Block: 8720 / Lot: 1541**

The Residential Condominium Unit (the "Residential Unit") in the condominium known as Oceana Condominium No. Four ("the Condominium") (comprised of the building known by the street number 40 Oceana Drive West, Brooklyn, New York 11235), which Residential Unit is situated in the building known as and by the street number 40 Oceana Drive West, Brooklyn, New York 11235 (the "Building"), said Residential Unit being designated and described as Residential Unit No. 3B in the certain declaration dated September 30, 2002, made by the Grantor under Article 9-B of the Real Property Law of the State of New York (the Condominium Act), establishing a plan for condominium ownership of the Building and the land (the Land) upon which the Building is situated (which Land is more particularly described on-Schedule A annexed hereto and by this reference mad apart hereof), which declaration was recorded in the Office of the Register of the City of New York, County of Kings (the City Register's Office), on the 22<sup>nd</sup> day of October, 2002, in Reel 5856, at Page 250 (such declaration and any amendments thereto being referred to hereinafter, collectively, as the Declaration); and also as to the Residential Unit designated as Tax Lot 1541 in Block 8720 on the Tax Map of the Real Property Assessment Department of the City of New York for the Borough of Brooklyn and on the floor plans of the Building (the "Floor Plans"), certified by Schuman, Lichtenstein, Claman, Eflon, Architects and filed in the Real Property Assessment Department of the City of New York on October 22, 2002 as Condominium Plan No. 961 and also filed in the City Register's Office, County of Kings on October 22, 2002 as Condominium Map No. 5694.

TOGETHER with an undivided 1.370 percent interest in the Common Elements (as such term is defined in the Declaration) appurtenant to the Residential Unit.