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## NOTICE OF SALE

Supreme Court Kings County Board of Managers of the Oceana Condominium No. Eight (Plaintiff) v. Farkhadjan Usmanov, et al. (Defendants) Index No.: 10720/2013. Pursuant to a Judgment of Foreclosure and Sale dated April 6, 2015, I will sell at public auction at the Kings County Supreme Courthouse located at 360 Adams Street, Room 224, Brooklyn, NY 11201 on September 17, 2015, at 2:30 p.m., the premises known as 105 Oceana Drive East, Unit 1D, Brooklyn, NY 11235, (Block 8720, and Lot 2322). Said property BEGINNING at a point on the westerly side of Seacoast Terrace, which point is distant 428.39 feet southerly as measured along said westerly side of Seacoast Terrace from the point formed by the intersection of said westerly side of Seacoast Terrace (60.00 feet wide) with the southerly side of Brighton Beach Avenue (100.00 feet wide); running THENCE westerly and perpendicular to said Seacoast Terrace, 143.00 feet to a point; THENCE southerly and parallel to Seacoast Terrace, 224.38 feet to a point; THENCE easterly and perpendicular to Seacoast Terrace. 143.00 feet to a point on said westerly side of Seacoast Terrace; and THENCE northerly along said westerly side of Seacoast Terrace, 224.38 feet to the point or place of BEGINNING. Which Residential Unit is situated in the building known as and by the street number 105 Oceana Drive East, Brooklyn, New York 11235 (the "Building"), said Residential Unit being designated and described as Residential Unit No. 1D in that certain declaration dated May 13, 2004, 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 above and by this reference made a part 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 28<sup>th</sup> day of May,

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2004, in CRFN 2004000333605; together with an undivided 0.48% interest in the Common Elements (as such term is defined in the Declaration) appurtenant to the Residential Unit.

Approximate amount of Judgment is \$26,844.29 plus costs and interest. Sold subject to terms and conditions of filed Judgment and terms of Sale. GREGORY LASPINA, ESQ., Referee.

Anthony J. Auciello, Esq. attorney for Plaintiff, 26 Court Street, 11<sup>th</sup> Floor, Brooklyn, New York.