

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF KINGS

File No.: 1023-568

HSBC BANK USA, N.A.,

Index No.: 20306/11

Plaintiff,

NOTICE OF SALE

- against -

BOSA PROPERTIES, LLC a/k/a BOSA PROPERTIES
LLC; US SMALL BUSINESS ADMINISTRATION;
BOARD OF MANAGERS OF THE WESTPORT
CONDOMINIUM,

- and -

BORIS SACHAKOV, M.D. and COLON & RECTAL
CARE OF NY, P.C., as Guarantors,

Defendants.

TO: ALL PARTIES ON THE ATTACHED SERVICE LIST

You are hereby notified that pursuant to a Judgment of Foreclosure and Sale dated August 13, 2013 and entered in the office of the Kings County Clerk on August 28, 2013, Leo Salzman, the Referee named in said Judgment of Foreclosure and Sale will sell in one parcel at public auction, in Room 224 of the Kings County Supreme Courthouse located at 360 Adams Street, Brooklyn, New York, on the 24th day of September, 2015, at 2:30 p.m., to the highest and best bidder for cash, the premises and real estate described in said Judgment of Foreclosure and Sale, situated in the County of Kings, City and State of New York, and more particularly described in Schedule A annexed hereto, and commonly known as Unit No. GRD1 and GRD2

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FORECLOSURE FILE
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and Parking Spaces 6 and 7 in the building known as and by the street address of 2955 Brighton
4th Street, Brooklyn, New York.

Dated: New York, New York
August 25, 2015

***PLATZER, SWERGOLD, LEVINE,
GOLDBERG, KATZ & JASLOW, LLP***
Attorneys for Plaintiff

By:



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SERVICE LIST

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Brooklyn, NY 11210
(718) 338-3183

BOSA Properties, LLC
2955 Brighton 4th Street
Unit Nos. GRD1 and GRD2
Brooklyn, NY 11235

-and-

98-25 64th Road, Apt. 3C
Rego Park, NY 11374

ALL OTHER DEFENDANTS ARE NOT ENTITLED TO NOTICE
OR HAVE WAIVED NOTICE OF THIS SALE

SCHEDULE A

THE Unit known as Unit No. GRD1 and GRD2 and Parking Space 6 and 7 (hereinafter called the "Unit") in the Building known as and by the street address of 2955 Brighton 4th Street, in the Borough of Kings, City, County of Kings and State of New York, designated and described as Unit No. 4A and Parking Space 5 in the Declaration establishing the Westport Condominium (hereinafter called the "Property"), made by the original Grantor under the Condominium Act of the State of New York (Article 9-B of the Real Property Law of the State of New York, dated 12/17/2007, recorded in the Office of the City Register, New York county, 12/17/2007, in CRFN# 2007000614993 (hereinafter called the "Declaration"), and designated also as Block No. 8664, Tax Lot No. 1221, 1222, 1206, 1207 on the floor plans and site plan (the "Floor Plans") of the Building, as Condominium Plan No. 2006 and filed in said Registers Office.

The land on which the Building is located is described on Exhibit A attached hereto and made a part hereof.

TOGETHER with an undivided 9.72, 9.72, .74 and .74 percent interest appurtenant to the Unit in the common Elements (as defined in the Declaration) of the Property (hereinafter called the "Common Elements).

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 easterly side of formerly known as East 4th Street, now called Brighton 4th Street, distant 120 feet northerly from the northeasterly corner of Brighton 4th Street and Ocean View Avenue;

RUNNING THENCE easterly parallel with Ocean View Avenue 45 feet;

THENCE northerly parallel with Brighton 4th Street 40 feet;

THENCE westerly parallel with Ocean View Avenue, 45 feet to the easterly side of Brighton 4th Street;

THENCE southerly along the easterly side of Brighton 4th Street, 40 feet to the point or place of BEGINNING.