

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF KINGS

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WATERFALL VICTORIA GRANTOR TRUST II,
SERIES G,

INDEX NO. 501783/2013

NOTICE OF SALE

Plaintiff,

-against-

ALEKSANDR KUSIN; SVITLANA
NIKOLAYEVA; BOARD OF MANAGERS OF
SEABREEZE PLAZA CONDOMINIUM,

Mortgage Premises:
3111 OCEAN PARKWAY
UNIT 12J
BROOKLYN, NY 11235

Defendants.

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PLEASE TAKE NOTICE that the annexed is the Notice of Sale of the premises known as **3111 Ocean Parkway Unit 12J, Brooklyn, NY 11235**, directed to be sold on **December 19, 2024 at 2:30 p.m.**, at public auction at the Kings County Supreme Court, Courtroom 224, 360 Adams Street, Brooklyn, NY 11201, in connection with the above captioned foreclosure action.

Dated: November 25, 2024
New York, New York

GREENSPOON MARDER LLP
Attorneys for Plaintiff

By: /s/ Raspreet Bhatia
Raspreet Bhatia, Esq.
1345 Avenue of the Americas, Suite 2200
New York, NY 10105
P: 212.524.5000

Copies to:

ALEKSANDRA KUSIN
3111 OCEAN PARKWAY
UNIT 12J
BROOKLYN, NY 10523

LAW OFFICE OF RICHARD A. GUTTMAN, ESQ
ATTORNEY FOR SVITLANA NIKOLAYEVA
125 MAIN STREET, 82
KINGS PARK, NEW YORK 11764

GM # 55186.0034

BOARD OF MANAGERS OF SEABREEZE PLAZA CONDOMINIUM
2815 OCEAN PARKWAY, 1F
BROOKLYN, NY 11235

BRUNO CODISPOTI, ESQ.
COURT APPOINTED REFEREE
81 COURT STREET, 5TH FLOOR
BROOKLYN, NY 11201

NOTICE OF SALE

SUPREME COURT COUNTY OF KINGS, WATERFALL VICTORIA GRANTOR TRUST II, SERIES G,
Plaintiff, vs. ALEKSANDR KUSIN, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale, Order to Amend Caption and Request for Other Relief duly entered on July 6, 2017, an Order Extending Time to set Sale duly entered on September 11, 2019, a Decision and Order duly entered on March 31, 2022 and an Order Appointing Successor Referee duly entered on July 15, 2024, I, the undersigned Referee will sell at public auction at the Kings County Supreme Court, Courtroom 224, 360 Adams Street, Brooklyn, NY 11201 on December 19, 2024 at 2:30 p.m., premises known as 3111 Ocean Parkway Unit 12J, Brooklyn, NY 11235. 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 8679 and Lot 1110 together with an undivided 0.4381 percent interest in the Common Elements. Approximate amount of judgment is \$278,376.81 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #501783/2013.

Bruno Codispoti, Esq., Referee

Greenspoon Marder, 1345 Avenue of the Americas, Suite 2200, New York, NY 10105, Attorneys
for Plaintiff