

SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF KINGS

BOARD OF MANAGERS OF BRIGHTWATER  
TOWERS CONDOMINIUM,

Plaintiff,

-against-

BRONISLAV LUKASHEVSKIY; VILLAGE DRIVE  
ASSOCIATES LLC; NEW YORK STATE  
DEPARTMENT OF TAXATION AND  
FINANCE; UNITED STATES OF AMERICA;  
VLADISLAVA VARENIK; OLGA VARENIK;

JOHN DOES NOS 3. THROUGH 10 the last eight names  
being fictitious and unknown to Plaintiff, the persons or  
parties intended to be the tenants, occupants, persons or  
corporations, if any, having or claiming an interest in or  
lien upon the Premises described in the Complaint

Defendant(s)

Index No.: 529375/2021

**NOTICE OF SALE**

601 Surf Avenue, Unit 15R,  
Brooklyn, NY 11224  
Block 7279, Lot 2235

-and-

501 Surf Avenue, Parking Space 332  
Brooklyn, NY 11224  
Block 7279, Lot 1334

**PLEASE TAKE NOTICE** that the within is a true copy of a NOTICE OF SALE for the

Premises known as 601 Surf Avenue, Unit 15R, Brooklyn, NY 11224 also known as Block 7279,

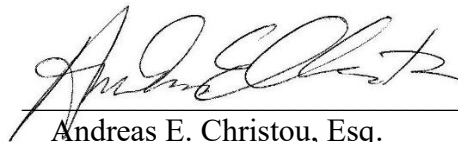
Lot 2235 on the Kings County Tax Map and 501 Surf Avenue, Parking Space 332, Brooklyn, NY

11224 also known as Block 7279, Lot 1334 on the Kings County Tax Map.

Dated: New York, New York

April 23, 2025

**WOODS LONERGAN PLLC**



Andreas E. Christou, Esq.  
One Grand Central Place  
60 East 42<sup>nd</sup> Street, Suite 1410  
New York, NY 10165  
(212) 684-2500  
[andreas.christou@woodslaw.com](mailto:andreas.christou@woodslaw.com)  
*Attorneys for Plaintiff*

To:

All Counsel *via NYSCEF*

All Other Parties *via First Class Mail*

NOTICE OF SALE

SUPREME COURT OF THE STATE OF NEW YORK, COUNTY OF KINGS - BOARD OF MANAGERS OF BRIGHTWATER TOWERS CONDOMINIUM, Plaintiff, against BRONISLAV LUKASHEVSKIY ET. AL., Defendant(s). Index No.: 529375/2021

Pursuant to a Judgment of Foreclosure and Sale, dated March 6, 2025 and entered on March 31, 2025 (the “Judgment”), I, Joseph R. Vasile, Esq., as Referee, will sell at public auction, at the Supreme Court of the State of New York, Kings County, 360 Adams Street, Room 224, Brooklyn, New York, 11201 on **June 5, 2025 at 2:30 p.m.**, the premises situated in the County of Kings, City of New York, State of New York, known as Block 7279, Lot 2235 on the Kings County Tax Map, in the condominium known as “Brightwater Towers Condominium” and having a street address known as 601 Surf Avenue, Unit 15R, Brooklyn, New York 11224, together with an undivided 0.13798% interest in the common elements, and the premises known as Block 7279, Lot 1334 on the Kings County Tax Map, in the condominium known as “Brightwater Towers Condominium” and having a street address known as 501 Surf Avenue, Parking Space 332, Brooklyn, New York 11224, together with an undivided 0.00666% interest in the common elements. Approximate amount of judgment is \$95,691.33 as of August 17, 2023, plus additional amounts accruing thereafter, including but not limited to common charges, assessments, costs and disbursements, expenses of sale, legal fees, interest, and other amounts as permitted under the Judgment and/or the Condominium Governing Documents. Premises will be sold subject to the provisions of the filed Judgment under Index No. 529375/2021, the Terms of Sale, and any first mortgage(s).

Joseph R. Vasile, Esq., Referee

WOODS LONERGAN PLLC  
Attorneys for Plaintiff  
One Grand Central Place  
60 East 42<sup>nd</sup> Street, Suite 1410  
New York, NY 10165  
(212) 684 2500