

**FILL OUT ALL SECTIONS OF THIS FORM BEFORE FILING WITH THE COUNTY CLERK
AND FIDUCIARY CLERK/COURT – MUST BE COMPLETED WITHIN 30 DAYS OF SALE**

If this is an E-Filed case, upload this form to NYSCEF as a "Foreclosure Action Surplus Monies Form"

FORECLOSURE ACTION SURPLUS MONIES FORM

SUPREME COURT/COUNTY COURT OF THE STATE OF NEW YORK:

COUNTY OF Queens

U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2016-CTT

Plaintiff,

-against-

GREGORY T. JOHNS, DAWN JOHNS, UPTOWN FEDERAL SAVINGS AND LOAN ASSOCIATION, NEW CENTURY MORTGAGE CORPORATION, CITY REGISTER OF THE CITY OF NEW YORK, QUEENS COUNTY, NEW YORK CITY ENVIRONMENTAL CONTROL BOARD, NEW YORK CITY PARKING VIOLATIONS BUREAU

Defendant.

Index No. 703341/2021

MORTGAGED PROPERTY:

**361 Beach 69th Street
Arverne, NY 11692**

COUNTY: Queens

SBL #: Block 16081, Lot 6

Sale Date: November 14, 2025

A. To be completed by the Referee

1. Final Judgment Amount per Judgment: \$ 1,150,890.85
2. Adjusted Judgment Amount (Upset Price): \$ 1,444,500.44 *@ 635,531.30*
(This is the total amount due to the bank after post-sale disbursements, fees, taxes, utilities, etc.)
3. Sale Price: \$ 636,000
(To calculate if there is a surplus, subtract the higher of line 1 or line 2 from line 3 and enter any surplus on line 4)
4. Surplus Amount (enter \$0.00 if no surplus) \$
***If there are surplus funds, attach proof/receipt that the surplus amount was deposited with the Treasurer, Comptroller, Commissioner of Finance, Clerk of Court, etc.*

Referee's TOTAL compensation awarded/fees earned in this matter:

\$ 2,150.00

Referee Name: Alan C. Kestenbaum, Esq.

Telephone: (718) 281-0100

Address: 42-40 Bell Blvd, Suite 302, Bayside, NY 11361

Email: Alan@Kestenbaum.com

Signature/Date: Q4 11/14/25

**If plaintiff is also the purchaser, complete both B. and C.*

B. To be completed by Plaintiff's Rep.

Name: Gross Polowy LLC

Address: 1775 Wehrle Drive, Suite 100,
Williamsville, NY 14221

Telephone: (716) 204-1700

Email: info@grosspolowy.com

Signature/Date: by Christopher A. Polowy

C. To Be Completed by Purchaser

Name: Shaya Penny Rosenberg
Address: 146 Beach 69th St
Flushing, NY 11361

Telephone: 347-860-1334

Email:

Signature/ Date: Shaya Penny 11/14/25