

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 NEW YORK

Index No. 850352/2024

SIG CRE 2023 VENTURE, LLC

Plaintiff,

-against-

RESIDENTIAL INDUSTRIES II, LLC; DROR ROSENFELD,
THE BOARD OF MANAGERS OF THE 531 WEST 159TH
STREET CONDOMINIUM; et al.

Defendant.

MORTGAGED PROPERTY:

531/535 West 159th Street (a/k/a 533
Rear West 159th Street)
New York, New York 10032

COUNTY: New York

SBL #: Block 2118, Lot 52

Sale Date: November 19, 2025

A. To be completed by the Referee

1. Final Judgment Amount per Judgment: \$ 17,017,288⁵⁰

2. Adjusted Judgment Amount (Upset Price): \$ 10,700,000

(This is the total amount due to the bank after post-sale disbursements, fees, taxes, utilities, etc.)

3. Sale Price: \$ 1,000

(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) \$ 0

***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:

\$ Unknown at Sale

Referee Name: Sofia Battile

Telephone: 9179810849

Address: 155 Water St. #4-1 BK, NY 11201

Signature/Date:  11/19/2025

Email: sophia.battile@gmail.com

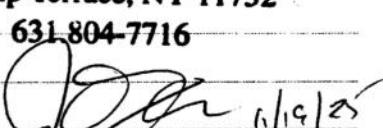
*If plaintiff is also the purchaser, complete both B. and C.

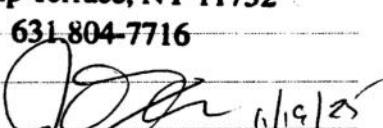
B. To be completed by Plaintiff's Rep.

Name: John O'Keefe

Address: Pinnacle Court Service
49 Andrew Ave

Telephone: 631-804-7716

Email:  11/19/25

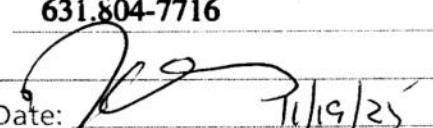
Signature/Date:  11/19/25

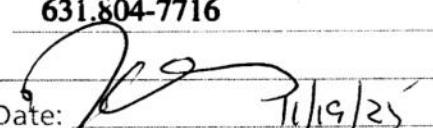
C. To Be Completed by Purchaser

Name: John O'Keefe

Address: Pinnacle Court Service
49 Andrew Ave

Telephone: 631-804-7716

Email:  11/19/25

Signature/ Date:  11/19/25