

TO BE COMPLETED FOR EVERY SALE BY COURT APPOINTED REFEREE AND FILED WITH COUNTY  
CLERK AND CHAMBERS WITHIN 30 DAYS OF SALE

### FORECLOSURE ACTION SURPLUS MONIES FORM

SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF QUEENS

----- X  
HSBC BANK USA, N.A., AS INDENTURE TRUSTEE FOR  
THE REGISTERED NOTEHOLDERS OF RENAISSANCE  
HOME EQUITY LOAN TRUST 2007-1,

Part 11

Hon. DENISE N. JOHNSON

Plaintiff,

Index No. 719089/2018

- against -

FRANK FLORES AKA FRANK P. FLORES AKA  
FRANCISCA A FLORES AKA FRANCISCO FLORES AKA  
FRANCO FLORES AKA FRANCIS FLORES AKA  
FRANCISCO F FLORES AKA FRANKLIN J FLORES,  
FRANKLYN ALEXANDER FLORE AKA FRANCISCO  
FLORES-GONZALEZ AKA FRANK FLORES HERNANDEZ  
AKA FRANCISCO FLORES LOPEZ, FRANCES FLORES  
AKA FRANCES MALDONADO, NEW YORK CITY  
ENVIRONMENTAL CONTROL BOARD (FIRE AND  
BUILDING), NEW STATE DEPARTMENT OF TAXATION  
AND FINANCE, CRIMINAL COURT OF THE CITY OF NEW  
YORK, PORTFOLIO RECOVERY ASSOCIATES, LLC, NEW  
YORK CITY PARKING VIOLATIONS BUREAU, FRANCIS  
MALDANADO, TOM MALDANADO, CAROL  
MALDANADO, and STEPHANIE MALDANADO,

Defendant(s).

----- X

Property Address: 8017 88th Road, Woodhaven, NY 11421

Sale Date: 9/26/2025

A. Were there surplus funds? ☐ Yes ☐ No

B. To be completed by the Referee

Amount of final judgment of foreclosure  
Sale price of property  
Upset price  
Surplus amount

\$327,097.78  
\$ 445,000 -  
\$ 373,340.22  
\$0.00

C. To be completed by Referee conducting the sale (please print)

Name: AUSTIN I. IDEHEN, ESQ. Telephone: 718-558-4191  
Address: 89-31 161ST ST STE 307 JAMAICA, NY 11432  
E-mail Address: AUSTIN@IDEHENLAW.COM  
Signature and Date: [Signature] 9/26/2025

D. To be completed by Plaintiff's Representative

Name (please print)

CRISTINE DEANGELIS

Address: 1875 GREENWOOD L

EAST MEADOW NY 11554

E-mail Address:

Telephone:

Signature and Date:

Cristine DeAngelis 9/26/25

E. To be completed by Purchaser

Name (please print)

Nisan Radalov and  
Guernsey Bay LLC

Address: 147-20 Heelside Ave

Jamaica NY 11435

E-mail Address:

Telephone:

718 291-5555

Signature and Date:

X Nisan Radalov  
X  
Mazy Samadi