FILED: NEW YORK COUNTY CLERK 08/20/2025 12:25 PM INDEX NO. 850299/2023

NYSCEF DOC. NO. 40 TO BE COMPLETED FOR EVERY SALE BY COURT APPOINTED REFERENCE IVED NYSCEF: 08/20/2025

AND FILED WITH COUNTY CLERK AND CHAMBERS WITHIN 30 DAYS OF SALE INDEX NO. 850299/2023

FORECLOSURE ACTION SURPLUS MONIES FORM

SUPREME COURT OF THE STATE OF NEW YORK

NEW YORK COUNTY		
57TH	ST. VACATION OWNERS ASSOCIATION	Ι,
INC.,	BY AND THROUGH ITS BOARD O	F
DIRECTORS,		
	Plaintiff(s)	Part <u>32</u>
		Hon. Francis Kahn, III
Hon. Hanels Kalm, III		
LARISSA FERNANDES DA SILVA, et al.,		
	Defendant(s)	Index No. <u>850299/2023</u>
Property Address: 102 WEST 57TH STREET, NEW YORK, NY 10019		
Sale Date: AUGUST 13, 2025		
		3 7 x y
A.	Were there surplus funds? \square Yes	X No
B.	To be completed by the Referee	
	Amount of final judgment of foreclosure	\$ _23,127.28
	Sale price of property	\$ <u>100.00</u>
	Upset price	\$ <u>19,613.89</u>
	Surplus amount	\$
	•	
C.	To be completed by Referee conducting the sale (please print)	
•	to co completes of receive consensuing are said (from the firm)	
	Name: Elaine Shay, Esq. Telephone: 212-520-2	<u>690</u>
	Address: 880 3rd Avenue, 5th Elgor, New York	
	E-mail Address: ELAINE @ ESHAYE	
	Signature and Date:	2/13/2025
Signature and Date.		
D.	To be completed by Plaintiff's	E. To be completed by Purchaser
	Representative	
	Name	Name
	Druckman Law Group PLLC, as attorneys	Druckman Law Group PLLC, as attorneys
	Address: 242 Drexel Avenue	Address: 242 Drexel Avenue
	Westbury, NY 11590	Westbury, NY 11590
	E-mail address:	E-mail Address:
	TLipski@dlgnylaw.com	TLipski@dlgnylaw.com
	Telephone: 516-876-0800	Telephone: 516-876-0800
	Signature and Date:	Signature and Date:
	8/13/25	11/1 8/3/25
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