

## FORECLOSURE AUCTION SURPLUS MONIES FORM

SUPREME COURT OF THE STATE OF NEW YORK  
QUEENS COUNTY

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US Bank N.A.

Part 5

Plaintiff(s),

Hon. Dunn

-against-

Index No 714840/21

Napier

Date 12-5-25

Defendant(s),

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**A. To be completed by Court Clerk**

Amount of final judgement of foreclosure:

\$ 663,209.38

Upset Price(supplied by bank's representative on day of auction):

\$ 551,658.42

Sale price of property:

\$ 597,000**B. To be completed by Referee conducting the sale (please print)**Name: James YohTelephone: 516-8170178Address: 3000 Marcus Ave. Suite 308 Success NY 11042Signature and Date: [Signature] 12/5/2025**C. To be completed by Plaintiff's Representative****D. To be completed by purchaser**B. Mirabella

Name (please print)

Chancel Ahmed

Name (please print)

34 Willis Ave #201 Muehlen NY 11501

Address

Address

88-30195 St JAMAICA NY-11423

Telephone

Telephone

[Signature] 12-5-2025

Signature and Date

Signature and Date

\*\*Referee must file Report of Sale with County Clerk's Office within thirty days after completing the sale and executing the proper conveyance to the purchaser. If not done so within 90 days of sale, please contact the Foreclosure Department at qscforeclosureauctions@nycourts.gov