

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

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FORECLOSURE ACTION SURPLUS MONIES FORM

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF QUEENS

----- X
U.S. Bank National Association, as Trustee for Lehman XS
Trust Mortgage Pass-Through Certificates, Series 2006-4N,

Plaintiff,

Part: _____
Hon. Karen Lin

-against-

Index No.: 702747/2018

Shmuel Or, Board of Managers of Regent's Park Gardens
Condominium, New York City Environmental Control Board,
New York City Parking Violations Bureau, New York City
Transit Adjudication Bureau,

Defendants.

----- X
Property Address: 13422 a/k/a 134-22A Jewel Avenue Apt/Unit A, Kew Gardens Hills, NY 11367
Sale Date: July 18, 2025

County: Queens

Section: ; Block: 6548; Lot: 1396

A. To be completed by the Referee

- | | | |
|----|---|----------------------|
| 1. | Final Judgment amount per Judgment | \$ <u>215,312.90</u> |
| 2. | Adjusted Judgment Amount (Upset Price)
(This is the total amount due to the bank after
post-sale disbursements, fees, taxes, utilities, etc.) | \$ <u>258,372.66</u> |
| 3. | Sale price
(To compute surplus, subtract line 3 from higher
amount indicated on line 1 or 2 and enter on line 4) | \$ <u>320,000.00</u> |
| 4. | Surplus Amount (enter \$0.00 if no surplus) | \$ <u>TBD</u> |

**** If there are surplus funds, attach proof/receipt that surplus amount was deposited with the Treasurer, Comptroller, Commissioner of Finance, Clerk of the court, etc.**


Referee's TOTAL Compensation awarded/fees earned in this matter: \$2,850.00

Referee Name David Wayne Graber Telephone: 516-292-8500

Address: 55 Watermill Ln

Great Neck, NY 11021-4203

E-Mail Address: dwgrab@prodigy.net


Signature and Date: 

**B. To be completed by Plaintiff's
Representative**

Name: Frenkel & Lambert

Address: 53 Gibson St., Bay Shore, NY 11706

Telephone: 631-969-3100

Signature and Date: 

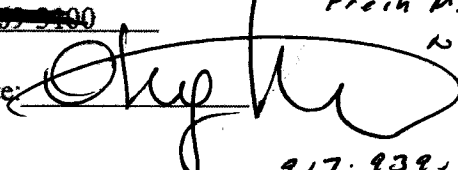
Our File No.: 01-086909-F00

C. To be completed by Purchaser

Oleg G. Kusayev
Name: Frenkel & Lambert

Address: 53 Gibson St., Bay Shore, NY 11706

Telephone: 631-969-3100

Signature and Date: 

6952 181st St

Fresh Meadows

NY 11355

917.939.5399