

**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

OI DEBT VENTURES, LLC,

Index No. 850483/2023

Plaintiff,

-against-

EMROD CONSTRUCTION & DEVELOPMENT CORP., ATANDA
NURAINA, NEW YORK CITY DEPT. OF FINANCE, and NEW
YORK STATE DEPARTMENT OF TAXATION & FINANCE,

Defendant.

MORTGAGED PROPERTY:

49 SAINT NICHOLAS PLACE, NEW
YORK, NY

COUNTY: NEW YORK

SBL #: BLOCK 2067, LOT 131

Sale Date: JANUARY 14, 2026

A. To be completed by the Referee

- Final Judgment Amount per Judgment: \$ 2,849,293.22
- Adjusted Judgment Amount (Upset Price): \$ 3,059,732.75
(This is the total amount due to the bank after post-sale disbursements, fees, taxes, utilities, etc.)
- Sale Price: \$ 100,000.00
(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)
- Surplus Amount (enter \$0.00 if no surplus) \$ 0.00
***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:

\$ 1,450.00

Referee Name: PAUL SKLAR, ESQ.

Telephone: 917-697-7073

Address: 551 5th Avenue, Suite 2200, New York, NY 10176

Email: PAUL@KAMBERLLC.COM

Signature/Date: Paul Sklar 1/14/26

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

B. To be completed by Plaintiff's Rep.

Name: OI Debt Ventures II LLC
Address: 510 Drake Loeb
555 Hudson Valley Ave, New Windsor
Telephone: 845 561 0550
Email: _____
Signature/Date: [Signature] 1/14/26

C. To Be Completed by Purchaser

Name: _____
Address: 74
Telephone: _____
Email: _____
Signature/Date: [Signature] 1/14/26

Additional Copies of this Form can be found at <https://www.nycourts.gov/forms/foreclosure/>