

**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 Richmond

BANK OF AMERICA, N.A.

Index No. 135974/2015

Plaintiff,

-against-

DONALD A NADER, LOUISE NADER,  
CHASE MANHATTAN BANK USA NA,  
RICHMOND COUNTY SAVINGS BANK

Defendant.

**MORTGAGED PROPERTY:**

152 RICE AVENUE  
STATEN ISLAND, NY 10314

**COUNTY:** Richmond

**SBL #:** Block 335, Lot 4

**Sale Date:** January 22,2026

### **A. To be completed by the Referee**

1. Final Judgment Amount per Judgment: \$ 522,347.67

2. Adjusted Judgment Amount (Upset Price): \$ 717,491.02

(This is the total amount due to the bank after post-sale disbursements, fees, taxes, utilities, etc.)

3. Sale Price: \$ 795,000

(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)

4. Surplus Amount (enter \$0.00 if no surplus) \$ \_\_\_\_\_

*\*\*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:

\$ 1,100.00

Referee Name: Adam C. Kandell, Esq Telephone: 718-351-2656

Address: 2141 Richmond Road, Staten Island, NY 10306-2574

Email: KANDELL23.law@MAIL.COM Signature/Date: Kandell 1/22/26

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

### **B. To be completed by Plaintiff's Rep.**

Name: Gross Polowy LLC

Address: 1775 Wehrle Drive, Suite 100,  
Williamsville, NY 14221

Telephone: (716) 204-1700

Email: info@grosspolowy.com

Signature/Date: by C. Polowy 1/22/26

### **C. To Be Completed by Purchaser**

Name: 152 Rice Ave. LLC

Address: 160 W. Cedarview Ave  
SI NY 10306

Telephone: 347-203-7129

Email: AlexKazdan1969@gmail.com

Signature/ Date: Alex Kazdan

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