

FORECLOSURE AUCTION SURPLUS MONIES FORM

SUPREME COURT OF THE STATE OF NEW YORK
QUEENS COUNTY

X

Part 27

Albany Avenue Partners LLC

Plaintiff(s),

-against-

3250 53 Inc.

Hon. Anna CulleyIndex No 711169/2023Date 12/12/2025

Defendant(s),

X

A. To be completed by Court Clerk

Amount of final judgement of foreclosure: \$ 134,401.96Upset Price(supplied by bank's representative on day of auction): \$ 250,000.00Sale price of property: \$ 700,000.00

B. To be completed by Referee conducting the sale (please print)

Name: Joseph Mattone, Jr. Telephone: (718)353-8880Address: 134-01 20th Avenue, College Point, NY 11356Signature and Date: JM 12/12/2025

C. To be completed by Plaintiff's Representative

Alan Waintrub, Esq
Name (please print)125-10 Queens Blvd, Suite 311, Kew Gardens, NY
Address(718)504-5700 x311
TelephoneAlan Waintrub 12/12/25
Signature and Date

D. To be completed by purchaser

Mohammed Noushad
Name (please print)93 Warwick St, Brooklyn, NY 11207
Address(917)436-9755
~~(718)353-8880~~
Telephone12/12/25
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