

***TO BE COMPLETED FOR EVERY SALE BY COURT APPOINTED REFEREE
AND FILED WITH COUNTY CLERK AND CHAMBERS WITHIN 30 DAYS OF SALE***

FORECLOSURE ACTION SURPLUS MONIES FORM

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF QUEENS

NYCTL 1998-2 TRUST AND THE BANK OF NEW
YORK MELLON, AS COLLATERAL AGENT AND
CUSTODIAN,

Part 36

Hon. Robert I. Caloras, J.S.C.

Plaintiffs,

v.

Index No. 704808/2015

The heirs-at-law, next of kin, distributees, executors,
administrators, assignees, lienors, creditors,
successors-in-interest and generally all persons
having or claiming under, by or through FLORENCE
MIDDLETON, deceased, by purchase, inheritance,
lien or otherwise of any right, title or interest in and to
the premises described in the complaint herein, and all
creditors thereof, and the respective husbands, or
widowers of hers, if any, all of whose names and
addresses are unknown to plaintiffs;

BANK OF AMERICA, NATIONAL ASSOCIATION,
SUCCESSOR IN INTEREST TO FLEET
NATIONAL BANK, SUCCESSOR IN INTEREST
TO FLEET BANK F/K/A NORSTAR BANK,
SUCCESSOR IN INTEREST TO NORSTAR BANK
OF COMMERCE F/K/A BANK OF COMMERCE;

NEW YORK CITY PARKING VIOLATIONS
BUREAU

CITY OF NEW YORK ENVIRONMENTAL
CONTROL BOARD;

JOYCE HARRIS;

THOMAS MITCHELL;

SHARON MITCHELL;

MICHAEL MITCHELL;

JALON BYARD;

JOHN BYARD, JR.;

RASHEEN MITCHELL;

RASHAWN MITCHELL;

SHOMARI MITCHELL;
 MAKINI MITCHELL;
 AYANNA FORDHAM;
 ANTHONY MITCHELL;
 RAYMOND MITCHELL;
 OMARI LOVINGOOD;
 EMB EQUITIES LLC;
 SOUTHERN WINE & SPIRITS OF NEW YORK,
 INC.;
 SWSNY, INC., SUCCESSOR IN INTEREST TO
 SOUTHERN WINE & SPIRITS OF NEW YORK,
 INC.;
 SWS WAREHOUSING, INC., SUCCESSOR IN
 INTEREST TO SOUTHERN WINE & SPIRITS
 OF NEW YORK, INC.;
 AMALGAMATED BANK F/K/A
 AMALGAMATED BANK OF NEW YORK;
 NEW YORK STATE DEPARTMENT OF
 TAXATION AND FINANCE;
 UNITED STATES OF AMERICA;
 CRIMINAL COURT OF THE CITY OF
 NEW YORK (QUEENS);
 QUEENS SUPREME COURT;
 NEW YORK CITY TRANSIT AUTHORITY
 TRANSIT ADJUDICATION BUREAU
 AND "JANE/JOHN DOE" (NAME REFUSED),,

Defendants.

Property Address: 107-50 156th Street, Jamaica, New York
Sale Date: August 15, 2025

- A. Were there surplus funds? ☐ Yes ☐ No
- B. To be completed by the Referee

Amount of final judgment of foreclosure
 Sale price of property
 Upset price
 Surplus amount

\$ 42,030.74
 \$ 570,000.00
 \$ 212,181.14
 \$ 357,818.86

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

Name: MARK J. KEUR ESQ Telephone: 718-287-1880
 Address: 90-27 50TH AVENUE, STE 402 JAMAICA NY
 E-mail Address: MARKJKEUR@YAHOO.COM
 Signature and Date: [Signature] 8/15/25

D. To be completed by Plaintiff's Representative

Purchaser
 Name (please print) Saifur R. Khan
Mohammad A. Sheikh
 Address: 8002 32nd Ave F/
East Elmhurst, NY 11370
 E-mail Address: _____
 Telephone: 646-515-2094

Signature and Date:

[Signature]* RULE. To be completed by Plaintiff's Representative

Plaintiff
 Name (please print) Cristine DeAngelis
 Address: _____
 E-mail Address: _____
 Telephone: _____

Signature and Date:

[Signature] 8/15/25