

FORECLOSURE AUCTION SURPLUS MONIES FORM

SUPREME COURT OF THE STATE OF NEW YORK
QUEENS COUNTY

X

Part _____

Titian Capital Plaintiff(s),

-against-

Chen Defendant(s),

X

Hon. _____

Index No 716466/2023Date 12/5/25**A. To be completed by Court Clerk**

Amount of final judgement of foreclosure:

\$ 1,483,439.39Upset Price(supplied by bank's representative on day of auction): \$ 1,158,371.27

Sale price of property:

\$ 1,190,000.00**B. To be completed by Referee conducting the sale (please print)**Name: RICHARD M. GUTTEREEZ Telephone: 718-520-0663Address: 118-35 Queens Blvd, Suite 1500, Forest Hills, NY 11375Signature and Date: Richard M. Gutierrez 12/5/2025**C. To be completed by Plaintiff's Representative**Name (please print) Suzanne Mango AS AgentAddress 201 Old Country RdMelville NY 11747Telephone (631) 549 7721Signature and Date Suzanne Mango AS Agent12/5/25**D. To be completed by purchaser**Name (please print) Leonard Zheng + Chau Ying PoonAddress 14 Tanners RdGreat Neck NY 11020Telephone 347 440 3000Signature and Date Long Bin Li12-5-25

**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