

**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 Queens

SELENE FINANCE LP

Index No. 721494/2024

Plaintiff,

-against-

AYOKA CHRISTOPHER, RONALD GRANT, LAURA WILLIAMS, AMERICAN EXPRESS
CENTURION BANK, CAPITAL ONE BANK (USA), NA, CRIMINAL COURT OF THE CITY OF NEW
YORK, JPMORGAN CHASE BANK, N.A., NEW YORK CITY ENVIRONMENTAL CONTROL BOARD,
NEW YORK CITY PARKING VIOLATIONS BUREAU, NEW YORK CITY TRANSIT ADJUDICATION
BUREAU, QUEEN SUPREME COURT (KEW GARDENS), ROBERT KATZ, STERLING RESOURCES
LTD, DEPARTMENT OF JUSTICE- US ATTORNEY'S OFFICE, YAHFA CHRISTOPHER

Defendant.

MORTGAGED PROPERTY:

115-31 158TH STREET

JAMAICA, NY 11434

COUNTY: Queens

SBL #: Block 12198, Lot 57

Sale Date: November 21, 2025

A. To be completed by the Referee

1. Final Judgment Amount per Judgment: \$ 442,036.54

2. Adjusted Judgment Amount (Upset Price): \$ 1,045,499.64

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

3. Sale Price: \$ 522,600

(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:

\$ 500.00

Referee Name: O. Eugene Uzamere, Esq.

Telephone: _____

Address: 8944 162nd Street, Suite A, Jamaica, NY 11432-5045

Email: _____

Signature/Date: [Signature]

***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: [Signature]

C. To Be Completed by Purchaser

Name: _____

Address: Plaintiff

Telephone: _____

Email: UZALAW@GMAIL.COM

Signature/Date: _____

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