

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

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FORECLOSURE ACTION SURPLUS MONIES FORM

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF NEW YORK

----- X

U. S. Bank National Association as trustee for CMALT
REMIC 2007-A2 - REMIC Pass-Through Certificates.
Series 2007-A2,

Plaintiff,

Part: _____
Hon. Francis A. Kahn, III

-against-

Index No.: 850053/2023

Nkenge Scott a/k/a Scott Nkenge, New York City
Environmental Control Board, New York City Parking
Violations Bureau, New York City Transit Adjudication
Bureau,

Defendants.

----- X

Property Address: 69 West 119th Street, New York, NY 10026
County: New York
Section: ; Block: 1718; Lot: 13

Sale Date: October 08, 2025

A. To be completed by the Referee

- | | | |
|----|---|--------------------------------------|
| 1. | Final Judgment amount per Judgment | \$ 2,169,163.01 |
| 2. | Adjusted Judgment Amount (Upset Price)
(This is the total amount due to the bank after
post-sale disbursements, fees, taxes, utilities, etc.) | \$2,226,891.12 |
| 3. | Sale price
(To compute surplus, subtract line 3 from higher
amount indicated on line 1 or 2 and enter on line 4) | \$1,449,380.00 1,449,381- |
| 4. | Surplus Amount (enter \$0.00 if no surplus) | \$0.00 1.00 0.00 |

*** If there are surplus funds, attach proof/receipt that surplus amount was deposited with the Treasurer, Comptroller, Commissioner of Finance, Clerk of the court, etc.*

Referee's TOTAL Compensation awarded/fees earned in this matter: \$1,450.00

Referee Name Christy M. Demelfi Telephone: 516-8874975

Address: 2280 Grand Avenue, Suite 202

Baldwin, NY 11510

E-Mail Address: referee.christy@greenbergmerola.com

Signature and Date: Christy M. Demelfi 10/8/25

**B. To be completed by Plaintiff's
Representative**

Name: Frenkel & Lambert
Address: 53 Gibson St., Bay Shore, NY 11706
Telephone: 631-969-3100

Signature and Date: 10/8/25
Kim Ceunnd

Our File No.:01-096395-F00

C. To be completed by Purchaser

Name: Frenkel & Lambert WOLFGANG SCHULZ
Address: 53 Gibson St., Bay Shore, NY 11706
Telephone: 631-969-3100 71 W. 119 ST APT 3
NEW YORK, NY 10027

Signature and Date: W Schulz
Oct. 8, 2025