

**TO BE COMPLETED FOR EVERY SALE BY A 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

Kings ☒ COUNTY

AJ PARTNERS LLC

-against-

XYZ DEVELOPMENT II LLC, et al.

Plaintiff(s) Part  
Hon.

Index No.

COMM-6

LAWRENCE KNIPEL

526262/2019

Defendant(s)

Property Address: 348 QUINCY STREET, BROOKLYN, NY

Judgment of Foreclosure Date 06/12/2025

Sale Date 08/14/2025

A. Were there surplus funds? ☐ Yes ☒ No

B. To be completed by the Referee

Amount of final judgment of foreclosure \$ 4,805,466.30

Sale price of property \$ 500

Upset price \$ 2,000,000

Surplus amount \$ 0.00

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

Name: BARTHOLOMEW T. RUSSO, ESQ. Telephone: 212-608-88

Address: 111 John Street, Ste 100, New York, NY 10038

E-mail Address: \_\_\_\_\_

Signature and Date: Bartholomew Russo 08/4/2025

D. To be completed by Plaintiff's  
Representative

Name (please print)

ADAM E. MIKOLAY, P.C.

Address: 400 Garden City Plaza, Ste 405

Garden City, NY 11530

E-mail Address: adam@mikolaylaw.com

Telephone: 516-222-20

Signature and Date:

08/14/2025

E. To be completed by Purchaser

Name (please print)

Plaintiff

Address: \_\_\_\_\_

E-mail Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Signature and Date:

8/14/25