

**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 New York

Flushing Bank,

Index No. 850144/2025

Plaintiff,

-against-

Nussbaum Associates Company L.L.C., et al.

Defendant.

MORTGAGED PROPERTY:

495 West 186th Street (aka 2539/2551
Amsterdam Avenue), NY, NY

COUNTY: New York

SBL #: Block 2149, Lot 93

Sale Date: 1/14/2026

A. To be completed by the Referee

1. Final Judgment Amount per Judgment: \$ 6,641,573.69
2. Adjusted Judgment Amount (Upset Price): \$ 8,128,347.75
(This is the total amount due to the bank after post-sale disbursements, fees, taxes, utilities, etc.)
3. Sale Price: \$ 1,000.00
(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) \$ N/A
***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:

\$ _____

Referee Name: Thomas J. Koeniger

Telephone: 917-326-5523

Address: 411 5th Ave, NY NY 10016

Email: thkoeniger@advanser.com

Signature/Date: TJK 1/14/26

*If plaintiff is also the purchaser, complete both B. and C.

B. To be completed by Plaintiff's Rep.

Name: James M. Andriola, Esq.

Address: Andriola Law, PLLC

1385 Broadway, 22nd Floor

Telephone: 646-209-9863

Email: james@andriolalaw.com

Signature/Date: _____

C. To Be Completed by Purchaser

Name: Bought by

Address: 1385 Broadway, 22nd Floor

Telephone: by Plaintiff

Email: Plaintiff

Signature/ Date: _____

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

Rev. 12/19