

FORECLOSURE AUCTION SURPLUS MONIES FORM

SUPREME COURT OF THE STATE OF NEW YORK
QUEENS COUNTY

X

Part

35NYCTL

Plaintiff(s),

-against-

JAMES McDONALD

Defendant(s),

X

Hon. Timothy J. DuffyIndex No 727540-21Date 12-12-25

A. To be completed by Court Clerk

Amount of final judgement of foreclosure: \$ 48,765.49.Upset Price(supplied by bank's representative on day of auction): \$ 9'356,000Sale price of property: \$ 960,000

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

Name: JOHN INGRAM Telephone: 917 767 6471Address: 427 Oceanusade Ave, Breezy Point NY 11697

Signature and Date:

John Ingram Dec 12, 2025

C. To be completed by Plaintiff's Representative

CLISTINE DeAngelis

Name (please print)

EAST

185 Greenwood Ln Meadow Ny

Address

Telephone

Cristine DeAngelis

Signature and Date

D. To be completed by purchaser

Mohammad Noushad

Name (please print)

97 Warwick St
Brooklyn, ny 11207

Address

917-436-9755

Telephone

Mohammad Noushad

Signature and Date

**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