

**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
QUEENS COUNTY

NYCTL 1998-2 TRUST, and THE BANK OF NEW YORK
MELLON, as Collateral Agent and Custodian for the NYCTL
1998-2 TRUST,

Plaintiffs,

- against -

VLADEMIR C. SIMON, ANTONINE M. BEAUVIS,
ARTHUR D. MEEHAN, if living, or if they are dead, heirs-at-
law, next of kin, distributees, executors, administrators, assignees,
lienors, creditors, successors-in-interest and generally all persons
having or claiming under, by or through Arthur D. Meehan, by
purchase, inheritance, lien or otherwise of any right, title or interest
in and to the premises described in the complaint herein, and all
creditors thereof, and the respective husbands, or widowers of
hers, if any, all of whose names and addresses are unknown to
Plaintiffs, ANNIE M. MEEHAN, if living, or if they are dead,
heirs-at-law, next of kin, distributees, executors, administrators,
assignees, lienors, creditors, successors-in-interest and generally
all persons having or claiming under, by or through Annie M.
Meehan, by purchase, inheritance, lien or otherwise of any right,
title or interest in and to the premises described in the complaint
herein, and all creditors thereof, and the respective husbands, or
widowers of hers, if any, all of whose names and addresses are
unknown to Plaintiffs, U.S. BANK N.A., AS TRUSTEE OF
THE BEHALF OF THE HOLDERS OF THE HOME EQUITY
ASSET TRUST 2007-2 HOME EQUITY PASS-THROUGH
CERTIFICATES, SERIES 2007-2, and NEW YORK CITY
DEPARTMENT OF FINANCE,

Part 5

Hon. Scott Dunn, J.S.C.

Index No. 701936/2024

Defendants.

Property Address: Liberty Avenue vacant lot (adjacent to 109-01 189th Street), Jamaica, New
York 11412

Judgment of Foreclosure Date August 21, 2025
(Filed August 27, 2025)

Sale Date

December 5, 2025

A. Were there surplus funds?

☐ Yes ☐ No

B. To be completed by the Referee

Amount of final judgment of foreclosure

\$

Sale price of property

\$

Upset price

\$

Surplus amount

\$

364,082.80

1000 -

517,000.00

C. To be completed by Referee conducting the

sale (please print)

Name: _____

Telephone: _____

Address: _____

E-mail Address: _____

Signature and Date: _____

D. To be completed by Plaintiff's

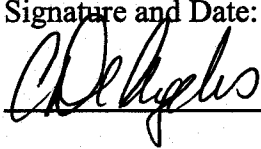
Representative

Name (please print) Cristine DeAngelis

Address: _____

E-mail Address: _____

Telephone: 516 672-2577

Signature and Date:  12-5-25

E. To be completed by Purchaser

Name (please print) WIE TECHA

Address: ERIN Plaintiff

E-mail Address: ~~erine@wietechna.com~~

Telephone: 347 305 1746

Signature and Date:  12/5/25

erine@wietechna.com