

FORECLOSURE AUCTION SURPLUS MONIES FORM

SUPREME COURT OF THE STATE OF NEW YORK
QUEENS COUNTY

-----X

Titan Capital Plaintiff(s),

-against-

Chen Defendant(s),

-----X

Part _____

Hon. _____

Index No. 716466/2023

Date 12/5/25

A. To be completed by Court Clerk

Amount of final judgement of foreclosure:

\$ 1,483,439.39

Upset Price(supplied by bank's representative on day of auction):

\$ 1,158,371.27

Sale price of property:

\$ 1,190,000.00

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

Name: RICHARD M. GUTIERREZ

Telephone: 718-520-0663

Address: 118-35 QUEENS BLVD, SUITE 1500, FOREST HILLS, NY 11375

Signature and Date: Richard M. Gutierrez 12/5/2025

C. To be completed by Plaintiff's Representative

Name (please print) Suzanne Mango AS Agent

Address 201 Old Country Rd
Melville NY 11747

Telephone 631 549 7721

Signature and Date Suzanne Mango AS Agent
12/5/25**D. To be completed by purchaser**

Name (please print) Leonard Zheng & Chau Ying Poon

Address 14 Tanners Rd
Great Neck NY 11020

Telephone 347 440 3000

Signature and Date [Signature] Long Bin Lin
12-5-25

**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