

## FORECLOSURE AUCTION SURPLUS MONIES FORM

SUPREME COURT OF THE STATE OF NEW YORK  
QUEENS COUNTY-----X  
Albany Avenue Partners LLC

Plaintiff(s),

-against-

3250 53 Inc.

Defendant(s),  
-----X

Part

27

Hon.

Anna Culley

Index No

711169/2023

Date

12/12/2025

**A. To be completed by Court Clerk**

Amount of final judgement of foreclosure:

\$ 134,401.96

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

\$ 250,000.00

Sale price of property:

\$ 700,000.00

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

Name: Joseph Mattone, Jr.

Telephone: (718)353-8880

Address: 134-01 20th Avenue, College Point, NY 11356

Signature and Date:

12/12/2025

**C. To be completed by Plaintiff's Representative****D. To be completed by purchaser**

Alan Waintraub, Esq

Name (please print)

125-10 Queens Blvd, Suite 311, Kew Gardens, NY  
Address

(718)504-5700 x311

Telephone

Mohammed Nourshad

Name (please print)

937 Warwick St, Brooklyn, NY 11207  
Address

(917)436-9755

(718)353-8880  
Telephone

Alan Waintraub 12/12/25

Signature and Date

12/12/25

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