

**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 QUEENS

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN
INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION, AS TRUSTEE,
SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS
TRUSTEE FOR FIRST FRANKLIN MORTGAGE LOAN TRUST 2007-3,
MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-3,

Plaintiff,

-against-

SHANAZ S. MOSTAFA; DEPARTMENT OF HOUSING PRESERVATION AND
DEVELOPMENT; NEW YORK CITY ENVIRONMENTAL CONTROL BOARD; NEW
YORK CITY DEPARTMENT OF FINANCE; NEW YORK STATE DEPARTMENT
OF TAXATION AND FINANCE; CITIMORTGAGE, INC.; FREDDY CENA,

Defendant.

Index No. 702865/2017

MORTGAGED PROPERTY:
94-13 FORBELL STREET,
OZONE PARK,
NY 11416

COUNTY: QUEENS

SBL #: Block 8996, Lot 80

Sale Date: JULY 25, 2025

A. To be completed by the Referee

1. Final Judgment Amount per Judgment: \$ 991,153.90

2. Adjusted Judgment Amount (Upset Price): \$ 1,612,982.28

(This is the total amount due to the bank after post-sale disbursements, fees, taxes, utilities, etc.)

3. Sale Price: \$ 1,327,819.66

(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) \$ 0

***If there are surplus funds, attach proof of 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: Alexander C. Pabst

Telephone: 718-841-7103

Address: 11821 QUEENS BLVD. SUITE 620, FOREST HILLS, NY 11375

Email: alex@alexanderpabstlaw.com

Signature/Date: 

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

B. To be completed by Plaintiff's Rep.


Name: Terence Gee

Address: 144.36 78th Avenue

Flushing, N.Y. 11367

Telephone: 718.969.0112

Email: _____

Signature/Date:  7.25.25

C. To Be Completed by Purchaser

Name: Same as plaintiff

Address: _____

Telephone: _____

Email: _____

Signature/Date: _____

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