

FORECLOSURE AUCTION SURPLUS MONIES FORM

SUPREME COURT OF THE STATE OF NEW YORK
QUEENS COUNTY

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PHM Mortgage
Corp.

Plaintiff(s),

-against-

Muir

Defendant(s),

-----X

Part 36Hon. CulorasIndex No 700666/19Date 8-8-25

A. To be completed by Court Clerk

Amount of final judgement of foreclosure:

\$ 857,609.05

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

\$ 590,324.23

Sale price of property:

\$ 610,000

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

Name: Christy m Demelfi Telephone: 516 887 1975Address: 2280 Grand Ave. Ste 202, Baldwin NY 11510Signature and Date: ~~Christy m Demelfi~~ 8/8/25

C. To be completed by Plaintiff's Representative

B. Mirabello

Name (please print)

34 Willis Ave Mineola NY
Address 11501712-741-1366
Telephone8-8-25
Signature and Date

D. To be completed by purchaser

ABDULFAZL SAMADI AGENT
ARVERNE BEACH PROPERTIES LLC
HILLSIDE BUYERS LLC

Name (please print)

147-20 Hillside Ave
Jamaica NY 11435
Address718-291-5555
Telephone[Signature]
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