

**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 New York

21ST MORTGAGE CORPORATION AS MASTER  
SERVICER FOR CHRISTIANA TRUST, A DIVISION  
OF WILMINGTON SAVINGS FUND SOCIETY, FSB  
AS TRUSTEE FOR KNOXVILLE 2012 TRUST

Plaintiff,

-against-

JIN HUA LIN, HSBC BANK NEVADA NA, NEW YORK CITY ENVIRONMENTAL CONTROL BOARD, NEW YORK CITY PARKING VIOLATIONS BUREAU, NEW YORK CITY TRANSIT ADJUDICATION BUREAU, NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE, TRUE WORLD FOODS NY LLC D/B/A TRUE WORLD FOODS, UNITED STATES OF AMERICA - INTERNAL REVENUE SERVICE, BOARD OF MANAGERS OF THE HARBORVIEW CONDOMINIUM, FRIENDLY FRUIT INC. DBA SID WAINER AND SON, RENAISSANCE ECONOMIC DEVELOPMENT CORPORATION, MIDLAND FUNDING, LLC, MATT "PETERS

Defendant.

Index No. 850085/2018

MORTGAGED PROPERTY:

44-46 MARKET STREET

UNIT 10A

NEW YORK, NY 10002

COUNTY: New York

SBL #: Block 274, Lot 1216

Sale Date: December 17,2025

### A. To be completed by the Referee

1. Final Judgment Amount per Judgment: \$ 831,930.17

2. Adjusted Judgment Amount (Upset Price): \$ 1,157,376.83

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

3. Sale Price: \$ 945,000<sup>00</sup>/00

(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) \$ 0.00

\*\*If there are surplus funds, attach proof/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: \$ 4,350.00

Referee Name: Clark A. Whitsett, Esq. Telephone: 718-850-0003

Address: 66-05 Woodhaven Boulevard, Suite 1350, Rego Park, NY 11374

Email: Clark @ ClarkWhitsett law.com Signature/Date: Clark Whitsett 12/17/25

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

### B. To be completed by Plaintiff's Rep.

Name: Gross Polowy LLC

Address: 1775 Wehrle Drive, Suite 100,  
Williamsville, NY 14221

Telephone: (716) 204-1700

Email: info@grosspolowy.com

Signature/Date: Karen Devereux 12/17/25

### C. To Be Completed by Purchaser

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Email: \_\_\_\_\_

Signature/ Date: \_\_\_\_\_