FILED: NEW YORK COUNTY CLERK 09/11/2025 10:33 AM INDEX NO. 850225/2023

SUPREME COURT OF THE STATE OF NEW YORK

NYSCEF DOC. NO. 45

AND FILED WITH COUNTY CLERK AND CHAMBERS WITHIN 30 DAYS OF SEE IVED NYSCEF: 09/11/2025

FORECLOSURE ACTION SURPLUS MONIES FORM

NEW YORK COUNTY			
57TH ST. VACATION OWNERS ASSOCIATION,			
INC., BY AND THROUGH ITS BOARD OF DIRECTORS,			
DIRLETORS,			
	Plaintiff(s)	Part	32
		Hon.	Francis Kahn, III
IRENE GELLER, et al.,			
Defendant(s)		Index N	No. 850225/2023
		_	
Property Address: 102 WEST 57TH STREET, NEW YORK, NY 10019 Sale Date: SEPTEMBER 3, 2025			
A.	Were there surplus funds? \square Yes	XN	o
B.	To be completed by the Referee		
	Amount of final judgment of foreclosure	\$ <u>25,</u>	760.13
	Sale price of property	\$ _ 100	
	Upset price		<u> </u>
	Surplus amount	\$	-0
C.	To be completed by Referee conducting the sale (please print)		
	Name: Tom Kleinberger, Esq. Telephone: 917-326-5523		
	Address: 411 5th Avenue, New York, NY 10016		
	E-mail Address:		
	Signature and Date:		
·			
D.	To be completed by Plaintiff's Representative	E. To be comple	eted by Purchaser
	Name	Name	
	Druckman Law Group PLLC, as attorneys	1 (00222	w Group PLLC, as attorneys
	Address: 242 Drexel Avenue		Drexel Avenue
	Westbury, NY 11590		<u>bury, NY 11590</u>
	E-mail address:		1
	TLipski@dlgnylaw.com Telephone: 516-876-0800	TLipski@dlgn Telephone: 51	•
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	Signature and Date	Signature and	Date: 0/1
	1/// 4/3/25		13/25
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