

TO BE COMPLETED FOR EVERY SALE BY COURT APPOINTED REFEREE
AND FILED WITH COUNTY CLERK AND THE SUPREME COURT CALENDAR CLERK WITHIN 30 DAYS OF SALE

FORECLOSURE ACTION SURPLUS MONIES FORM

SUPREME COURT OF THE STATE OF NEW YORK

QUEENS COUNTY

Bank of New York as Trustee for the Certificateholders
CWABS, Inc. Asset Backed Notes, Series 2006-SD3

Plaintiff(s)

Part 24

Hon. AGATE

Index No. 713724/2021

-against-

Roger Mckenzie, Heir to the Estate of Waveney Mckenzie; et al.

Defendant(s)

Property Address: 147-15 232nd Street, Rosedale, NY 11413 Sale Date June 27, 2025

A. Were there surplus funds? ☐ Yes ☐ No

B. To be completed by the Referee

Amount of final judgment of foreclosure
Sale price of property
Upset price
Surplus amount

\$ 169,921.77
\$ 605,000
\$ 530,000
\$ _____

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

Name: Richard M. Gutierrez, Esq. Telephone: (718) 520-0663

Address: 11835 Queens Boulevard, Suite 1500, Forest Hills, NY 11375

E-mail Address: richlaw101@gmail.com

Signature and Date: Richard M. Gutierrez 6/27/2025

D. To be completed by Plaintiffs Representative E. To be completed by Purchaser

Name (please print)

Pincus Law Group, PLLC

Address: 425 RXR Plaza

Uniondale, NY 11556

E-mail Address: _____

Telephone: (516) 699-8902

Name (please print)

Nenry P. Ikezi
Address: 188-05 Linden Blvd

St Albans NY 11412

E-mail Address: _____

Telephone: 718 725-0555

Signature and Date:

By C De Agelos

Signature and Date:

6/27/25 1/c to be formed