

## FORECLOSURE AUCTION SURPLUS MONIES FORM

SUPREME COURT OF THE STATE OF NEW YORK  
QUEENS COUNTYPart 35

NYCTL

Plaintiff(s),

Hon. Timothy J. Duffy

-against-

Index No 727540-21

JAMES McDONNOLD

Defendant(s),

Date 12-12-25A. To be completed by Court Clerk

Amount of final judgement of foreclosure:

\$ 48,765.49.

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

\$ 9,356,000

Sale price of property:

\$ 960,000B. To be completed by Referee conducting the sale (please print)Name: JOHN INGRAM Telephone: 917 767 6971Address: 427 Oceanside Ave, Breezy Point NY 11697Signature and Date: John Ingram Dec 12, 2025C. To be completed by Plaintiff's RepresentativeName (please print) CRISTINE DeAngelisAddress EAST  
1805 Greenwood Ln Meadow Ny

Telephone

Signature and Date Cristine DeAngelisD. To be completed by purchaserName (please print) Mohammad NourshadAddress 97 Warwick St  
Brooklyn, NY 11207Telephone 917-436-9755Signature and Date Mohammad Nourshad

\*\*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](mailto:qscforeclosureauctions@nycourts.gov)