

**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 Queens**

**MORTGAGE ASSETS MANAGEMENT,  
LLC**

**Index No. 718916/2018**

**Plaintiff,**

**-against-**

ALEXANDER N. DERGARABEDIAN AS ADMINISTRATOR OF THE ESTATE OF HELENE S. GREENE, CHERYLL GREENE AS HEIR TO THE ESTATE OF HELENE S. GREENE, PEOPLE OF THE STATE OF NEW YORK, UNITED STATES OF AMERICA ACTING THROUGH THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, 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, CRIMINAL COURT OF THE CITY OF NEW YORK, QUEENS SUPREME COURT, QUEENS COUNTY CLERK, BRANDON GREENE, RANDY GREENE

**Defendant.**

**MORTGAGED PROPERTY:**

**23-95 CORNAGA AVENUE**

**FAR ROCKAWAY, NY 11691**

**COUNTY: Queens**

**SBL #: Block 15733, Lot 31**

**Sale Date: August 08, 2025**

**A. To be completed by the Referee**

1. Final Judgment Amount per Judgment: \$ 254,871.44

2. Adjusted Judgment Amount (Upset Price): \$ 337,053.09

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

3. Sale Price:

\$ 440,000

(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) \$ \_\_\_\_\_

**\*\*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:

\$ 1,450.00

Referee Name: Christy M. DeMelfi, Esq.

Telephone: 516-281-4076

Address: 1225 Franklin Ave, Suite 325, Garden City, NY 11530

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

Signature/Date: Christy M. DeMelfi

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

8/8/25

**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: by C. DeMelfi 8/8/25

**C. To Be Completed by Purchaser**

Name: Vinson Badalov

Address: 8245 Boreville Rd  
Kew Gardens NY 11415

Telephone: 646 982-8309

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

Signature/Date: X 6

8/8/25

Additional Copies of this Form can be found at <https://www.nycourts.gov/forms/foreclosure/>