

**TO BE COMPLETED FOR EVERY SALE BY A COURT-APPOINTED REFEREE AND  
FILED WITH COUNTY CLERK AND CHAMBERS WITHIN 30 DAYS OF SALE**

## **FORECLOSURE ACTION SURPLUS MONIES FORM**

SUPREME COURT OF THE STATE OF NEW YORK  
QUEENS COUNTY

NYCTL 1998-2 TRUST, and THE BANK OF NEW YORK  
MELLON, as Collateral Agent and Custodian for the NYCTL  
1998-2 TRUST.

**Plaintiffs.**

- against -

VLADEMIR C. SIMON, ANTONINE M. BEAUVIS,  
ARTHUR D. MEEHAN, if living, or if they are dead, heirs-at-  
law, next of kin, distributees, executors, administrators, assignees,  
lienors, creditors, successors-in-interest and generally all persons  
having or claiming under, by or through Arthur D. Meehan, by  
purchase, inheritance, lien or otherwise of any right, title or interest  
in and to the premises described in the complaint herein, and all  
creditors thereof, and the respective husbands, or widowers of  
hers, if any, all of whose names and addresses are unknown to  
Plaintiffs, ANNIE M. MEEHAN, if living, or if they are dead,  
heirs-at-law, next of kin, distributees, executors, administrators,  
assignees, lienors, creditors, successors-in-interest and generally  
all persons having or claiming under, by or through Annie M.  
Meehan, by purchase, inheritance, lien or otherwise of any right,  
title or interest in and to the premises described in the complaint  
herein, and all creditors thereof, and the respective husbands, or  
widowers of hers, if any, all of whose names and addresses are  
unknown to Plaintiffs, U.S. BANK N.A., AS TRUSTEE OF  
THE BEHALF OF THE HOLDERS OF THE HOME EQUITY  
ASSET TRUST 2007-2 HOME EQUITY PASS-THROUGH  
CERTIFICATES, SERIES 2007-2, and NEW YORK CITY  
DEPARTMENT OF FINANCE,

## Defendants.

## Part 5

Hon. Scott Dunn, J.S.C.  
Index No. 701936/2024

Property Address: Liberty Avenue vacant lot (adjacent to 109-01 189<sup>th</sup> Street), Jamaica, New York 11412

Judgment of Foreclosure Date August 21, 2025  
(Filed August 27, 2025)

Sale Date December 3, 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

\$ 364,082.80  
\$ 1000 -  
\$ 517,000.00  
\$

**C. To be completed by Referee conducting the**

sale (please print)

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

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

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

E-mail Address: \_\_\_\_\_

Signature and Date: \_\_\_\_\_

D. To be completed by Plaintiff's Representative

Name (please print)

*Cristine DeAngelis*

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

E-mail Address: \_\_\_\_\_

Telephone: *516 7072-2577*

Signature and Date:

*C DeAngelis 12-5-25*

E. To be completed by Purchaser

Name (please print)

*ERIN WIETECH*

Address: *Plumhoff*

E-mail Address: *erinetech*

Telephone: *347 305 1766*

Signature and Date:

*erj 12/5/25*

*erinetechlaw.com*