

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF QUEENSQUEEN'S PARK OVAL ASSET HOLDING TRUST C/O U.S.
BANK TRUST NATIONAL ASSOCIATION,

Plaintiff,

INDEX NO.: 708031/2021

-vs-

FORECLOSURE ACTION
SURPLUS MONIES FORMMABEL CASTRO; CARMELINA PERDOMO; NYC
DEPARTMENT OF FINANCE-PARKING VIOLATIONS
BUREAU PAYMENT AND ADJUDICATION CENTER OF
QUEENS; MR. CASTRO, A MAN WHO REFUSED TO
IDENTIFY HIS FIRST NAME,Part 33
Hon. LEONARD LIVOTE
JUSTICE PRESIDING

Defendants.

Property Address: 89-16 250th Street, Bellerose, NY 11426

Sale Date: JANUARY 10, 2025

Sale Time: 10:00AM

- A. Are surplus funds anticipated? ☐ Yes ☐ No
- B. Total Debt Bid under Judgment of Foreclosure* \$742,647.87
 Plaintiff's Final Bid \$640,000.00
 Winning Bid \$ 641,000
 Surplus anticipated (Winning Bid less Total Debt Bid)** \$

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

Name: Joseph H. Nivins, Esq. Telephone: 347-642-0376
 Address: 118-35 Queens Blvd, Ste 120A, Forest Hills, NY 11375
 E-mail Address: nivinslaw@gmail.com
 Signature and Date: [Signature] 1/10/25

D. To be completed by Plaintiff's Representative

Name (please print) Cristine DeAngelis As Agent
 Address: 28 E Main Street, Suite 1800
Rochester, NY 14614
 E-mail Address: sales@feinsuchcrane.com
 Telephone: (585) 232-7400
 Signature and Date: [Signature] 1/10/25

E. To be completed by Third-Party Purchaser or Purchaser's Representative (if applicable)

Name (please print) Mohammed Kamal Hassan
 Address: 1144 Mount Airy Ave
St Petersburg, FL 33801
 E-mail Address: [Signature]
 Telephone: 917-794-0303
 Signature and Date: [Signature]

*Subject to final review and calculation to be determined in the Report of Sale

† If Total Debt Bid is greater than or equal to Winning Bid, enter -0-.