

**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**

BANK OF NEW YORK MELLON TRUST  
COMPANY, N.A. AS TRUSTEE FOR MORTGAGE  
ASSETS MANAGEMENT SERIES 1 TRUST

Index No. 717483/2017

Plaintiff,

-against-

See 1 in Addendum

**MORTGAGED PROPERTY:**

116-38 219TH STREET

CAMBRIA HEIGHTS, NY 11411

**COUNTY:** Queens

**SBL #:** Block 11319, Lot 48

**Sale Date:** January 17, 2025

Defendant.

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

- Final Judgment Amount per Judgment: \$ 332,323.63
- Adjusted Judgment Amount (Upset Price): \$ 433,601.66 400,000  
(This is the total amount due to the bank after post-sale disbursements, fees, taxes, utilities, etc.)
- Sale Price: \$ 450,000  
(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)
- 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:

\$ 750.00

Referee Name: Janet L. Brown, Esq.

Telephone: 718-570-7761

Address: 15503 Jamaica Ave, Jamaica, NY 11432

Email: JL.BLAU.ESQ@Gmail.com

Signature/Date: [Signature] 1-17-25

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

### **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: [Signature] 1/17/25

### **C. To Be Completed by Purchaser**

Name: Hancock Bedford LLC

Address: + Hillside Buyers LLC  
147-18 Hillside Court, Jamaica

Telephone: 516 779-4335

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

Signature/Date: [Signature]

## Addendum

1. OSCAR PRIETO, AS ADMINISTRATOR OF THE ESTATE OF MARIE ANTOINETTE LAUORE AKA MARIE-ANTOINETTE LAUORE, UNKNOWN HEIRS AS HEIR TO THE ESTATE OF MARIE ANTOINETTE LAUORE IF LIVING, AND IF HE/SHE BE DEAD, ANY AND ALL PERSONS UNKNOWN TO PLAINTIFF, CLAIMING, OR WHO MAY CLAIM TO HAVE AN INTEREST IN, OR GENERAL OR SPECIFIC LIEN UPON THE REAL PROPERTY DESCRIBED IN THIS ACTION; SUCH UNKNOWN PERSONS BEING HEREIN GENERALLY DESCRIBED AND INTENDED TO BE INCLUDED IN WIFE, WIDOW, HUSBAND, WIDOWER, HEIRS AT LAW, NEXT OF KIN, DESCENDANTS, EXECUTORS, ADMINISTRATORS, DEVISEES, LEGATEES, CREDITORS, TRUSTEES, COMMITTEES, LIENORS, AND ASSIGNEES OF SUCH DECEASED, ANY AND ALL PERSONS DERIVING INTEREST IN OR LIEN UPON, OR TITLE TO SAID REAL PROPERTY BY, THROUGH OR UNDER THEM, OR EITHER OF THEM, AND THEIR RESPECTIVE WIVES, WIDOWS, HUSBANDS, WIDOWERS, HEIRS AT LAW, NEXT OF KIN, DESCENDANTS, EXECUTORS, ADMINISTRATORS, DEVISEES, LEGATEES, CREDITORS, TRUSTEES, COMMITTEES, LIENORS, AND ASSIGNS, ALL OF WHOM AND WHOSE NAMES, EXCEPT AS STATED, ARE UNKNOWN TO PLAINTIFF, KEVIN COBB AS HEIR TO THE ESTATE OF , UNITED STATES OF AMERICA ACTING THROUGH THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ASSOCIATES FIRST CAPITAL CORPORATION SUCCESSOR BY MERGER TO ASSOCIATES FINANCIAL SERVICES COMPANY, INC. SUCCESSOR BY MERGER TO ASSOCIATES CONSUMER DISCOUNT COMPANY, CITY REGISTER OF THE CITY OF NEW YORK, QUEENS COUNTY, NEW YORK CITY ENVIRONMENTAL CONTROL BOARD, PEOPLE OF THE STATE OF NEW YORK, UNITED STATES OF AMERICA ACTING THROUGH THE IRS, MALCOLM LAFONTANT, NADINE HECTOR, CARLO LAUORE, EDDIE BONAVENTURE, LISA HUGHES