

**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** NEW YORK

VALLEY NATIONAL BANK, AS  
SUCCESSOR TO THE FORMER ORITANI  
BANK, A/K/A ORITANI FINANCE COMPANY

Plaintiff,

-against-

152 SHERMAN HOLDING LP, VALLEY NATIONAL BANK, AS SUCCESSOR TO THE  
FORMER ORITANI BANK, A/K/A ORITANI FINANCE COMPANY, LEWIS BARBANEL,  
ROBERT SILVERMAN, DEPARTMENT OF HOUSING PRESERVATION AND  
DEVELOPMENT, NYC ENVIRONMENTAL CONTROL BOARD, NEW YORK CITY  
DEPARTMENT OF FINANCE, NEW YORK STATE DEPARTMENT OF TAXATION AND  
FINANCE,

Defendant.

Index No. 850173/2022

**MORTGAGED PROPERTY:**

152 Sherman Avenue, New York, NY  
10034

**COUNTY:** New York

**SBL #:** Block 2225, Lot 38

**Sale Date:** 10/02/2024

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

1. Final Judgment Amount per Judgment: \$ 7,130,432.38

2. Adjusted Judgment Amount (Upset Price): \$ \_\_\_\_\_

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

3. Sale Price: \$ 3,600,000

(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:

\$ 1,100.00

Referee Name: Christy M. Demelfi, Esq.

Telephone: (516) 887-1975.

Address: 2280 Grand Avenue, Suite 202, Baldwin, New York 11510.

Email: RefereeChristy@greenbergmerola.com

Signature/Date: Christy M Demelfi

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

### **B. To be completed by Plaintiff's Rep.**

Name: Avery S. Mehlman, Esq.

Address: 2 Park Avenue  
New York, New York 10016

Telephone: (212) 592-1400

Email: amehlman@herrick.com

Signature/Date: [Signature] 10/3/24

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

Name: Valley National Bank

Address: 70 Speedwell Ave  
Morrisstown, NJ 07960

Telephone: 973-872-5558

Email: JHenningson@valley.com

Signature/Date: [Signature] 10/2/24

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