

**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**  
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## **FORECLOSURE ACTION SURPLUS MONIES FORM**

**SUPREME COURT/COUNTY COURT OF THE STATE OF NEW YORK:**

**COUNTY OF Queens**

U.S. BANK NATIONAL ASSOCIATION, AS  
TRUSTEE FOR CSAB MORTGAGE-BACKED  
PASS-THROUGH CERTIFICATES, SERIES 2006-2

Index No. 715807/2020

Plaintiff,

**MORTGAGED PROPERTY:**

1366 BEACH CHANNEL DRIVE  
FAR ROCKAWAY, NY 11691

**-against-**

ASSAF MOSHE, A&R MANAGEMENT (NY) LLC, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.  
AS NOMINEE FOR FAIRMONT FUNDING, LTD., NEW YORK CITY DEPARTMENT OF FINANCE, NEW YORK  
CITY ENVIRONMENTAL CONTROL BOARD, NEW YORK CITY PARKING VIOLATIONS BUREAU, NEW YORK  
CITY TRANSIT ADJUDICATION BUREAU, PEOPLE OF THE STATE OF NEW YORK, ALEJANDRA RODRIGUEZ,  
CHARON MACKSON, DARYL GRAY, JOSE FELICIANO, JUAN PEREZ, LINDA KEESLEY, MARIA CRUZ,  
MESSIAH WATSON, MICHAEL DRADFORD, MICHAEL WATSON, A&R MANAGEMENT (NY) LLC

Defendant.

**COUNTY: Queens**

**SBL #:** Block 15527 Lot 13, formerly p/o Lot 10

**Sale Date:** May 09, 2025

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

- Final Judgment Amount per Judgment: \$ 1,169,332.23
- Adjusted Judgment Amount (Upset Price): \$ 589,063.07  
(This is the total amount due to the bank after post-sale disbursements, fees, taxes, utilities, etc.)
- Sale Price: \$ 710,000  
(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: Peter Metis, Esq.

Telephone: (212)808-7780

Address: 42-24 235th Street, Floor 27, Douglaston, NY 11363

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

Signature/Date: [Signature] 5/9/25

**\*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] 5/9/25

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

Name: Adidia Menachem Nisanov

Address: 14110 71st Rd  
Flushing, NY 11367

Telephone: 917-617-4097

Email: INVESTOR@HOTMA\$1.COM

Signature/Date: [Signature] 5/9/25

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