

Escenario 48

**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

**BOARD OF MANAGERS OF FIFTH AND  
FIFTY-FIFTH RESIDENCE CLUB  
ASSOCIATION INC., etc.**

**Plaintiff,**

**-against-  
ESCENARIO INC., et al.**

**Defendant.**

**Index No.** 150205/2019

**Foreclosed Property (Time Share):**

2 East 55th Street  
Club Unit 103531 a/k/a 1035  
New York, New York

**COUNTY:** New York

**SBL #:** Sec. 5, Bl. 12909, Lot 1232

**Sale Date:** September 4, 2024

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

1. Final Judgment Amount per Judgment: \$ 206,606.31
2. Adjusted Judgment Amount (Upset Price): \$ 207,106.31  
(This is the total amount due to the bank after post-sale disbursements, fees, taxes, utilities, etc.)
3. Sale Price: \$ 100.00  
(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) \$ 0.00  
**\*\*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:**

\$ 500

**Referee Name:** Bradly Marks, Esq.

**Telephone:** 646-770-3775

**Address:** 155 East 55th Street, Suite 6A, New York, NY 10022

**Email:** brad@markslawpc.com

**Signature/Date:** [Signature] 9/20/24

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

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

**Name:** Edward M. Shapiro, Esq. / Rea & Associates, LLC

**Address:** 1000 US Hwy 9N, Suite 206  
Woodbridge, NJ 07095

**Telephone:** 732-943-2570

**Email:** ed@edshapirolaw.com

**Signature/Date:** Edward M. Shapiro 9/20/24

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

**Name:** Bd of Dir. of Fifth and Fifty-Fifth Residence Club Assoc. Inc.

**Address:** c/o Rea & Associates, LLC  
1000 US Hwy 9N, Ste 206, Woodbridge, NJ 07095

**Telephone:** 732-943-2570

**Email:** ed@edshapirolaw.com

**Signature/Date:** Edward M. Shapiro 9/20/24

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

**AFFIRMATION OF SERVICE**

EDWARD M. SHAPIRO, ESQ., an attorney at law, duly licensed to practice law in the State of New York, affirms under the penalty of perjury as follows:

Affirmant is over 18 years of age, is not a party to this action, and resides in the County of Essex, State of New Jersey. On September 23, 2024, Affirmant served the within **FORECLOSURE ACTION SURPLUS MONIES FORM** upon the parties listed below in this action by depositing a true copy of same, in a securely sealed postage paid envelope, in an official depository under the exclusive care and custody of the United States Postal Service.

To: Escenario Inc.  
c/o M. Nader Ahari, Esq.  
524 Broadway, Suite 405  
New York, New York 10012

Escenario Inc.  
c/o M. Nader Ahari, Esq.  
200 Park Avenue South, Suite 1608  
New York, New York 10003

Board of Managers of Fifty and Fifty-Fifth Condominium  
2 East 55<sup>th</sup> Street  
New York, New York 10022

New York State Department of Taxation and Finance  
Building 9, W. A. Harriman Campus  
Albany, New York 12227

New York City Department of Finance  
66 John Street, 2nd Floor  
New York, New York 10038

  
EDWARD M. SHAPIRO

Dated: September 23, 2024