

**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**

DEUTSCHE BANK NATIONAL TRUST  
COMPANY, AS TRUSTEE, FOR BCAPB  
LLC TRUST 2007-AB1,

Plaintiff,

**-against-**

STEFANIA ZUPCEVIC AS ADMINISTRATOR TO THE ESTATE OF STEFANIJA  
TOBEJ, MARIJA T. KONSTANTINOVIC AS HEIR TO THE ESTATE OF  
STEFANIJA TOBEJ, ZIVKICA TOBEJ, PEOPLE OF THE STATE OF NEW  
YORK, KMT ENTERPRISES INC., NEW YORK CITY PARKING VIOLATIONS  
BUREAU, DELILAH TOBEJ, JULIA M., KARINA M., "JANE DOE, "JOHN DOE"

Defendant.

Index No. 702467/2017

**MORTGAGED PROPERTY:**

59-22 70TH AVENUE

RIDGEWOOD, NY 11385

**COUNTY: Queens**

**SBL #: Block 3508, Lot 14**

**Sale Date: May 23, 2025**

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

1. Final Judgment Amount per Judgment: \$ 792,799.05

2. Adjusted Judgment Amount (Upset Price): \$ 988,462.18

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

3. Sale Price: \$ 925,000

(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) \$ 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:

\$ 2,250.00

Referee Name: Janet L. Brown, Esq.

Telephone: 718-570-7761

Address: 15503 Jamaica Ave, Jamaica, NY 11432-3829

Email: JLBROWN.ESQ@GMAIL.COM

Signature/Date: [Signature] 5-23-25

*\*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] 5/23/25

**C. To Be Completed by Purchaser**

Name: 1912 Putnam Ave LLC

Address: 61-11 Woodburne ST 3R.  
Ridgewood, NY 11385

Telephone: 347-255-7677

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

Signature/Date: [Signature] 5/23/25

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