

TO BE COMPLETED FOR EVERY SALE BY COURT APPOINTED REFEREE  
AND FILED WITH COUNTY CLERK AND THE SUPREME COURT CALENDAR CLERK WITHIN 30 DAYS OF SALE

# FORECLOSURE ACTION SURPLUS MONIES FORM

SUPREME COURT OF THE STATE OF NEW YORK

BRONX COUNTY

The Bank of New York Mellon FKA The Bank of New York, as Trustee for the  
Certificateholders of the CWABS Inc., Asset-Backed Certificates, Series 2005-16

Plaintiff(s)

Part 24

Hon. Gonzalez

-against-

Index No. 35411/2013E

Rubapnez Pena; et al.

Defendant(s)

Property Address: 2923 Bruner Avenue, Bronx, NY 10469 Sale Date October 28, 2024

A. Were there surplus funds? ☐ Yes ☒ No

B. To be completed by the Referee

Amount of final judgment of foreclosure

\$ 761,674.98

Sale price of property

\$ 455,000

Upset price

\$ 302,250

Surplus amount

\$ 104,424.98

C. To be completed by Referee conducting the sale (please print)

Name: Ibrahim B. Shatara, Esq. Telephone: (718) 615-5457

Address: 3418 Northern Boulevard, Suite 526, Long Island City, NY 11101

E-mail Address: ibs@thelegal.net

Signature and Date: [Signature] 10/28/2024

D. To be completed by Plaintiff's Representative E. To be completed by Purchaser

Name (please print) B. Mirabel

Pincus Law Group, PLLC

Address: 425 RXR Plaza

Uniondale, NY 11556

E-mail Address: B.Mirabel@pincuslaw.com

Telephone: (516) 699-8902

Name (please print)

JS Realty Investor LLC

Address: 740 Prospect Ave

Bronx NY 10455

E-mail Address: jshomesrealty@gmail.com

Telephone: 347-484-1866

Signature and Date:

[Signature] 10-28-24

Signature and Date:

[Signature]