

**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**

HSBC BANK USA, NATIONAL ASSOCIATION AS  
TRUSTEE FOR WELLS FARGO ASSET SECURITIES  
CORPORATION, MORTGAGE PASS-THROUGH  
CERTIFICATES, SERIES 2007-11

Plaintiff,

**-against-**

PATRICIA WATSON AKA PATRICIA E. WATSON, BOARD OF MANAGERS OF THE BELLE  
SHORES CONDOMINIUM, 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, UNITED  
STATES OF AMERICA ACTING THROUGH THE IRS, WELLS FARGO BANK, N.A.

Defendant.

Index No. 727046/2022

**MORTGAGED PROPERTY:**

180 BEACH 101ST STREET  
UNIT #3C, PARKING SPACE UNIT 5  
ROCKAWAY PARK, NY 11694

**COUNTY:** Queens

**SBL #:** block 16173, lots 1054 and 1122

**Sale Date:** May 30, 2025

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

1. Final Judgment Amount per Judgment: \$ 746,922.25

2. Adjusted Judgment Amount (Upset Price): \$ 518,500.31

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

3. Sale Price: \$ 519,000

(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) \$ 0.00 499.69

*\*\*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:

\$ 500.00

Referee Name: Avrohom Y Gefen, Esq.

Telephone: \_\_\_\_\_

Address: 3000 Marcus Ave, Ste 1E9, Lake Success, NY 11042

Email: agefen@vmmlegal.com

Signature/Date: [Signature]

*\*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] 5/30/25

**C. To Be Completed by Purchaser**

Name: Arverne Joseph Roberts

Address: 147-18 Hillside Ave  
Jamaica NY 11435

Telephone: 718 658-5855

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

Signature/Date: [Signature]

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

3/30/25  
Rev. 12/19