

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

FORECLOSURE ACTION SURPLUS MONIES FORM

SUPREME COURT THE STATE OF NEW YORK:
COUNTY OF BRONX

-----X
NATIONSTAR MORTGAGE LLC D/B/A
CHAMPION MORTGAGE COMPANY,

Index No: 35805/2015E

Plaintiff.

-against-

MIGUELINA M. CAMILO, ESQ. AS
GUARDIAN AD LITEM AND MILITARY
ATTORNEY ON BEHALF OF THE ESTATE
OF HILDA FIELDS A/K/A HILDA O. FIELDS,
ET AL,

Mortgaged Property:
3802 Bronxwood Avenue
Bronx, New York 10469

COUNTY: Bronx
SBL #: Block 4690 Lot 34
Sale Date: August 12, 2024

Defendants.

A. To Be Completed by the Referee

1. Final Judgment Amount per Judgment: \$ 372,728.21
2. Adjusted Judgment Amount (Upset Price): \$ 500,000.-
(This is the total amount due to the bank after post-sale disbursements, fees, taxes, utilities, etc.)
3. Sale Price: \$ 501,000.-
(to compute surplus, subtract line 3 from higher amount indicated on line 1 or line 2 and enter on line 4)
4. Surplus Amount (enter \$0.00 if no surplus) \$ 127,271.79
**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:

\$ 1000^{xx}Name: Ibrahim B. Shater Telephone: 516 304 9478Address: 3418 Northern Blvd 526 Long Island City NY 11101

MEMORANDUM OF SALE

I (We) have this 12TH day of Aug, 20 24, purchased the premises described in the above annexed printed advertisement of sale for the sum of 501,000.- DOLLARS and hereby promise and agree to comply with the terms and conditions of the sale of said premises, as above mentioned and set forth.

Purchaser

Yossef Azour

1080 Highland Place
Address Woodmere NY 11598

Telephone Number

50,100.- Received from Yossef Azour the sum of _____ DOLLARS, being ten percent of the amount bid by _____ for the property sold by me under the judgment in this action.

IBRAHIM SHATARA, ESQ., Referee

Pursuant to the terms of the judgment in this action and the purchase of the premises described in the attached advertisement by plaintiff, the payment of the Initial Payment representing 10% of the amount bid, hereby waived.

McCABE, WEISBERG & CONWAY, LLC

Dated: 8/12/24

By: _____

Attorneys for Plaintiff
10 Midland Avenue, Suite 205
Port Chester, NY 10573
(914) 636-8900
(914) 636-8901 facsimile