

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF RICHMOND
PNNJY014

PNC BANK, NATIONAL ASSOCIATION

**FORECLOSURE ACTION
SURPLUS MONIES FORM**

Plaintiff,

Index No. 130949/2012

-VS-

MORTGAGED PROPERTY:
5 ABBEY RD, STATEN ISLAND,
NY 10308

TAREK A.M. MAHMOUD A/K/A TAREK A.
MAHMOUD; HODA MAMHOUD KAMEL; BOARD
OF MANAGERS OF ABBY ROAD HOMEOWNERS
ASSOCIATION, INC.; UNITED STATES OF
AMERICA; NEW YORK STATE DEPARTMENT OF
TAXATION AND FINANCE; MR. AHMED; MRS.
AHMED;;

COUNTY: RICHMOND

SECTION:
BLOCK: 5479
LOT: 32

SALE DATE: 01/23/25

Defendants.

A. To be completed by the Referee

1. Final Judgment Amount per Judgment: \$434,653.09
2. Adjusted Judgment Amount (Upset Price): \$439,298.07
(This is the total amount due to the bank after post-sale distributions, fees, taxes, utilities, etc.)
3. Sale Price: \$500.00
(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: \$750.00

CRAIG FINE, Esq. Phone: _____ Fax: (718) 351-5190
159 NEW DORP PLAZA
STATEN ISLAND, NY 10306
E-mail Address: _____
Signature and Date: _____

2-13-25
cfine@caf.lanfir.m.com

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

B. To be completed by Plaintiff's
Representative

Name: Fein, Such & Crane LLP
Address: 28 East Main Street, Ste 1800,
Rochester, NY 14614

Email Address:

Telephone: 585/226-7310

Signature and Date: Eric S. Kane 02/21/2025

C. To be completed by Purchaser

Name: PLAINTIFF

Address: 6 CAMPUS DRIVE, SUITE 304, PARSIPPANY, NJ 07054

Email Address: EKANE@FSKSLAW.COM

Telephone: (973) 538-4700

Signature and Date: Eric S. Kane 02/21/2025

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