

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

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FORECLOSURE ACTION SURPLUS MONIES FORM

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

----- X
Freedom Mortgage Corporation,

Plaintiff,

Part: _____
Hon. Francis A. Kahn, III

-against-

Index No.: 850553/2023

Regina Kiperman, as Administrator of the Estate of Melanie Silvera a/k/a Melanie Grace Silvera, Jefferson Malcom Silvera, as Heir to the Estate of Melanie Silvera a/k/a Melanie Grace Ann Silvera, as Heir to the Estate of Melanie Silvera a/k/a Melanie Grace, Board of Managers for the Regatta Condominium Association, New York City Environmental Control Board, New York City Parking Violations Bureau, New York City Transit Adjudication Bureau, United States of America-Internal Revenue Service, New York State Department of Taxation and Finance,

Defendants.

----- X
Property Address: 21 South End Avenue, Unit# 435, New York, NY 10280

Sale Date: January 22, 2025

County: New York

Section: ; Block: 16; Lot: 6073

A. To be completed by the Referee

- | | | |
|----|---|----------------------|
| 1. | Final Judgment amount per Judgment | <u>\$ 570,477.89</u> |
| 2. | Adjusted Judgment Amount (Upset Price)
(This is the total amount due to the bank after
post-sale disbursements, fees, taxes, utilities, etc.) | <u>\$589,208.79</u> |
| 3. | Sale price
(To compute surplus, subtract line 3 from higher
amount indicated on line 1 or 2 and enter on line 4) | <u>\$501,500.00</u> |
| 4. | Surplus Amount (enter \$0.00 if no surplus) | \$00.00 |

**** If there are surplus funds, attach proof/receipt that surplus amount was deposited with the Treasurer, Comptroller, Commissioner of Finance, Clerk of the court, etc.**

Referee's TOTAL Compensation awarded/fees earned in this matter: \$1,100.00

Referee Name Thomas R. Kleinberger Telephone: (917) 326-5523

Address: 411 Fifth Avenue

New York, NY 10016-2203

E-Mail Address: tkleinberger@adamsre.com


Signature and Date:  1/22/25

**B. To be completed by Plaintiff's
Representative**

Name: Frenkel & Lambert

Address: 53 Gibson St., Bay Shore, NY 11706

Telephone: 631-969-3100

Signature and Date: 

Our File No.: 01-098657-F00

C. To be completed by Purchaser

Name: Frenkel & Lambert

Address: 53 Gibson St., Bay Shore, NY 11706

Telephone: 631-969-3100

Signature and Date: 