

**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 NEW YORK

HILTON RESORTS CORPORATION,

Index No. 850420/2024

Plaintiff,

-against-

JEANNE T. SCHWARTZ, MARC EDWARD SCHWARTZ,  
NYC DEPARTMENT OF FINANCE, PARKING VIOLATIONS  
BUREAU, NYC ENVIRONMENTAL CONTROL BOARD,

Defendant.

**MORTGAGED PROPERTY:**

48TH STREET VACATION SUITES  
12 East 48th Street New York, NY

COUNTY: NEW YORK

SBL #: Block 1283 Lot 1002

Sale Date: MAY 22, 2025

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

- Final Judgment Amount per Judgment: \$ 19,327.10
- Adjusted Judgment Amount (Upset Price): \$ 18,579.11  
(This is the total amount due to the bank after post-sale disbursements, fees, taxes, utilities, etc.)
- Sale Price: \$ 10.00  
(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)
- 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:

\$ 1,100.00

Referee Name: RONALD V. ZEZIMA, ESQ.

Telephone: 914-633-5600 - 914-572-8580

Address: 271 North Avenue Suite 908 New Rochelle, NY 10801

Email: rvzesq@aol.com

Signature/Date:  5/22/25

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

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

Name: CRUSER MITCHELL NOVITZ

Address: 341 Conklin Street

Farmingdale, NY 11735

Telephone: 516-586-8513

Email: edorfman@cmlawfirm.com

Signature/Date:  5/22/2025

**C. To Be Completed by Purchaser**

Name: CRUSER MITCHELL NOVITZ

Address: 341 Conklin Street

Farmingdale, NY 11735

Telephone: 516-586-8513

Email: edorfman@cmlawfirm.com

Signature/Date:  5/22/2025

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