

**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 OF THE STATE OF NEW YORK

Queens COUNTY

NYCTL 1998-2 TRUST, et al.

Part IAS Part 16

Plaintiff(s)

Hon. Claudia Lanzetta

-against-
ELDER AVE REALTY CORP., et al.

Index No. 712076/2019

Defendant(s)

Property Address: Block: 5137; Lot: 1130 a/k/a 138-35 Elder
Avenue, Parking Garage Unit No. 130 Sale Date 1/10/2025
Queens, New York

A. Were there surplus funds? ☐ Yes ☒ No

B. To be completed by the Referee

Amount of final judgment of foreclosure	\$ <u>159,112.55</u>
Sale price of property	\$ <u>500.00</u>
Upset price	\$ <u>192,500.00</u>
Surplus amount	\$ _____

C. To be completed by Referee conducting the sale (please print)

Name: Valene Katsouris Telephone: 718-591-6900
Address: 77-53 Main St. Flushing, NY 11367
E-mail Address: VK@KatsourisLaw.com
Signature and Date: [Signature] 1/10/25

D. To be completed by Plaintiff's Representative

E. To be completed by Purchaser

Name (please print) Suzanne Mango AS Agent
Address: 201 Old Country Rd
Melville NY 11747
E-mail Address: [Blank] Suite 200
Telephone: 631 870 1005

Signature and Date: [Signature] 1/10/25
Agent

Name (please print) Plaintiff
Suzanne Mango AS Agent
Address: 201 Old Country Rd
Melville NY 11747 Suite 200
E-mail Address: [Blank]
Telephone: 631 870 1005

Signature and Date: [Signature] 1/10/25
AS Agent

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