

**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 Queens

THE BANK OF NEW YORK MELLON, F/K/A, THE
BANK OF NEW YORK AS TRUSTEE FOR CWABS,
INC., ASSET-BACKED CERTIFICATES, SERIES
2004-15

Plaintiff,

-against-

ZUHER KHALFAN, UNITED STATES OF AMERICA ON
BEHALF OF THE IRS, NEW YORK STATE DEPARTMENT OF
TAXATION AND FINANCE, THE BOARD OF MANAGERS OF
CENTURY CONDOMINIUM

Defendant.

Index No. 725460/2022

MORTGAGED PROPERTY:

83-71 116th Street

Apt. #7E

Kew Gardens, NY 11418

COUNTY: Queens

SBL #: Block 3321 Lot 1132

Sale Date: January 24, 2025

A. To be completed by the Referee

1. Final Judgment Amount per Judgment: \$ 514,701.93

2. Adjusted Judgment Amount (Upset Price): \$ 596,535.70

(This is the total amount due to the bank after post-sale disbursements, fees, taxes, utilities, etc.)

3. Sale Price: \$ 527,000.00

(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

Referee Name: Lisa B. Singer, Esq.

Telephone: (718) 740-3300

Address: 445 Broadhollow Road, Suite CL18, Melville, NY 11747

Email: lisa@nyelderlawgroup.com

Signature/Date: 

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

B. To be completed by Plaintiff's Rep.

Name: Gross Polowy LLC

Address: 1775 Wehrle Drive, Suite 100,
Williamsville, NY 14221

Telephone: (716) 204-1700

Email: info@grosspolowy.com

Signature/Date:  2-4-25

C. To Be Completed by Purchaser

Name: Gross Polowy LLC

Address: 1775 Wehrle Drive, Suite 100,
Williamsville, NY 14221

Telephone: (716) 204-1700

Email: info@grosspolowy.com

Signature/Date:  2-4-25

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