

**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 OF THE STATE OF NEW YORK**  
**COUNTY OF RICHMOND**

PENNYMAC LOAN SERVICES, LLC

Plaintiff,

Index No. 135076/2023

-against-

KEEMSON TOYIN; ET. AL,

MORTGAGED PROPERTY: 16 BETTY  
COURT, STATEN ISLAND, NY, 10303  
COUNTY: Richmond

Defendant.

BL #: 1272-438

Sale Date: August 21, 2025 at 10:00AM

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

1. Final Judgment Amount per Judgment: \$321,886.78
2. Adjusted Judgment Amount (Upset Price): \$ 315,400.00  
(This is the total amount due to the bank after post-sale disbursements, fees, taxes, utilities, etc.)
3. Sale Price: \$ 316,000.00  
(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) \$ TOD

*\*\*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: \$ \_\_\_\_\_

Referee Name: Philip Mancuso Esq Telephone: 718-966-2200

Address: 2047 Victory Boulevard, Suite 201, S.I. N.Y. 10314

Email: \_\_\_\_\_ Signature/Date: [Signature]

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

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

**C. To be completed by Purchaser**

Name: Terence Gee  
Address: 144-36 78th Ave. Flushing, N.Y. 11367  
Telephone: 917-324-2033  
Email Address: \_\_\_\_\_  
Signature and Date: [Signature] 8-21-25

Name: Ahmed Oun  
Address: 245 Albee Ave. S.I. N.Y. 10312  
Telephone: 718-483-4891  
Email Address: \_\_\_\_\_  
Signature and Date: [Signature]

**NOTE TO REFEREE:** This form must be filed with the Richmond County Clerk within thirty (30) days of the auction. You must provide a stamped copy to Chambers