

**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 RICHMOND

Index Number: 135197/2014

DLJ Mortgage Capital, Inc

Plaintiff(s),

-against-

IBRAHIM S. NABIE; CAPITAL ONE BANK; AMERICAN EXPRESS; NORTH STAR CAPITAL ACQUISITION, LLC; NEW YORK CITY DEPARTMENT OF FINANCE; NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE; CAVALRY PORTFOLIO SERVICES, LLC; UNITED STATES OF AMERICA O/B/O INTERNAL REVENUE SERVICE; CITY OF NEW YORK ENVIRONMENTAL CONTROL BOARD;

**Mortgaged Property:**

123 Roe Street, Staten Island, New York 10310

**County:** RICHMOND

**SBL #:** 221, 18

**Sale Date:** January 22, 2026

Defendant(s)

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

1. Final Judgment Amount Per Judgment

\$ 689,009.90

2. Adjusted Judgment Amount (Upset Price)

\$ 360,000.

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

3. Sale Price

\$ 1,000. —

(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)

\$

*\*\*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:

*T. M. Murphy*

Telephone

718-981-1022

Address:

*1957 Merrick Avenue, Coney Island, NY 11233*

Signature/Date

*1/22/2026*

Email: *murphy.surplus@att.net*

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

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

Name: Sheldon May & Associates, P.C.

Address: 255 Merrick Road  
Rockville Centre, New York 11570

Telephone: (516) 763 - 3200

E-Mail: [Information@MayLawFirm.Com](mailto:Information@MayLawFirm.Com)

Signature/Date: *J. M. Murphy 1/22/26*

**C. To be completed by Purchaser**

Name: N/A

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

E-Mail: \_\_\_\_\_

Signature/Date: \_\_\_\_\_