

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 KingsNYCTL 1998-2 Trust
and The Bank of NY Mellon

Plaintiff,

-against-

Talmidov Inc et al

Defendant.

Index No. 526273/2022

MORTGAGED PROPERTY:

2734 Plumb 2nd StreetCOUNTY: Kings

SBL #:

Sale Date: 12/04/2025

2025 DEC -5 A 11:29

KINGS COUNTY CLERK

A. To be completed by the Referee1. Final Judgment Amount per Judgment: \$ 6,924.982. Adjusted Judgment Amount (Upset Price): \$ 57,566.04

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

3. Sale Price: \$ 60,000.00

(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) \$ _____

**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: Anthony VaughanTelephone: (908) 300-5455Address: 300 Cadman Plaza West, 12th Fl., Brooklyn, NY 11201Email: anthony@avaughanlaw.comSignature/Date: [Signature]

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

B. To be completed by Plaintiff's Rep.**John O'Keefe John O'Keefe****Pinnacle Court Service Pinnacle Court Service****49 Andrew Ave 49 Andrew Ave****Islip Terrace, NY 11752 Islip Terrace, NY 11752****631.804-7716 631.804-7716**Telephone: 631.804-7716

Email: _____

Signature/Date: [Signature]**C. To Be Completed by Purchaser**Name: Joseph Ralph MansourAddress: 1970 E 15th Street,Brooklyn, NY 11229Telephone: 646 274 3333Email: JMansour@jadarhe.comSignature/ Date: [Signature] 12/9/25Additional Copies of this Form can be found at <https://www.nycourts.gov/forms/foreclosure/>