

**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----- X  
U.S. Bank Trust National Association, as Trustee, for ABS  
Loan Trust II,

Plaintiff,

Part: \_\_\_\_\_  
Hon. Raymond Rodriguez

-against-

Index No.: 135538/2023

Alfred Jones, Jr, Capital One Bank, New York City  
Environmental Control Board, New York City Parking  
Violations Bureau, New York City Transit Adjudication  
Bureau, New York State Department of Taxation and  
Finance, "John Doe" (Refused Name),

Defendants.

----- X  
Property Address: 12A Fuller Court, Staten Island, NY 10306  
County: Richmond  
Section: ; Block: 4478; Lot: 471

Sale Date: January 22, 2026

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

- |    |   |  |
|----|---|--|
| 1. | Final Judgment amount per Judgment  | \$16,301.45                              |
| 2. | Adjusted Judgment Amount (Upset Price)<br>(This is the total amount due to the bank after<br>post-sale disbursements, fees, taxes, utilities, etc.) | <del>\$28,446.90</del> <u>22,573.22</u>  |
| 3. | Sale price<br>(To compute surplus, subtract line 3 from higher<br>amount indicated on line 1 or 2 and enter on line 4)                              | <del>\$22,573.32</del> <u>125,000.00</u> |
| 4. | Surplus Amount (enter \$0.00 if no surplus)   | <del>\$0.00</del> <u>102,426.78</u>      |

*\*\* If there are surplus funds, attach proof/receipt that surplus amount was  
deposited with the Treasurer, Comptroller, Commissioner of Finance, Clerk of the court, etc.*

Referee's TOTAL Compensation awarded/fees earned in this matter: \$1,100.00

Referee Name Joseph G. Battaglia Jr. Telephone: 718-236-5656

Address: 1168 Ovington Avenue

Brooklyn, NY 11219

E-Mail Address: BattagliaLawfirm@aol.comSignature and Date: Joseph G Battaglia Jr 1/22/26

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

Name: Frenkel & Lambert  
Address: 53 Gibson St., Bay Shore, NY 11706  
Telephone: 631-969-3100

Signature and Date:

*by C. Frenkel*  
*1/22/26*

Our File No.: 01-099130-F00

Purchaser:

Daniel Trenk  
10 Laurel Avenue  
Clifton, New Jersey 07012  
(973) 773-0309

Signature + Date

*[Signature]* *1-22-26*

**C. To be completed by Purchaser**

Name: Frenkel & Lambert  
Address: 53 Gibson St., Bay Shore, NY 11706  
Telephone: 631-969-3100

Signature and Date: