

**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

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT
IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS
OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST

Index No. 705283/2023

Plaintiff,

-against-

KHALID M. FATTAH AKA KHALID FATTAH, CAPITAL
EQUITY MANAGEMENT, LLC, NEW YORK CITY
ENVIRONMENTAL CONTROL BOARD, IRVIN PAEZ,
YASMEEN FATEMA, CYNTHIA CENDA

Defendant.

MORTGAGED PROPERTY:

4429 Ketcham Street

Elmhurst, NY 11373

COUNTY: Queens

SBL #: Block 1559 Lot 40

Sale Date: August 08, 2025

A. To be completed by the Referee

- Final Judgment Amount per Judgment: \$ 756,210.60
- Adjusted Judgment Amount (Upset Price): \$ ~~881,250.62~~ 868,358.60
(This is the total amount due to the bank after post-sale disbursements, fees, taxes, utilities, etc.)
- Sale Price: \$ 869,000
(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)
- 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:

\$ 1,050.00

Referee Name: Iman Akbar, Esq.

Telephone: 347-234-1753

Address: 51 Smith Street, Bellville, NJ 07109

Email: Iman Akbar Imanakbar12@gmail.com

Signature/Date: [Signature] 8/8/25

**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: by CD [Signature] 8/8/25

C. To Be Completed by Purchaser

Name: Lionard Zheng

Address: 14 Tanners Rd
Great Neck, NY

Telephone: 347-440-3000

Email: _____

Signature/Date: X [Signature]

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