

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 2019-A Trust and
The Bank of New York Mellon

Plaintiff,

-against-

Custodio Lugo et al

Defendant.

Index No. 506336/2020

MORTGAGED PROPERTY:

5407 4th Avenue

KINGS COUNTY CLERK
FILED

2025 NOV 14 A 11:39

A. To be completed by the Referee1. Final Judgment Amount per Judgment: \$ 22,879.532. Adjusted Judgment Amount (Upset Price): \$ 86,641.69

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

3. Sale Price: \$ 1360,000.00

(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:\$ 75Referee Name: MARIA LYN JACKSON Telephone: _____Address: 331 Park Place Bronx NY 11385Email: MARIA.LYN.JACKSON@NYC.GOV Signature/Date: NOV 13 2025

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

John O'KeefeName: John O'Keefe
Address: Pinnacle Court Service
49 Andrew Ave
Islip Terrace, NY 11752
Telephone: 631.804-7716

Email: _____

Signature/Date: 10/13/25**C. To Be Completed by Purchaser**Name: Chung Hei CheungAddress: 1691 Grove St., 1st Floor
Ridgewood, NY 11385

Telephone: _____

Email: _____

Signature/ Date: 11/13/2025 917-582-0268Additional Copies of this Form can be found at <https://www.nycourts.gov/forms/foreclosure/>

Rev. 12/19

Chunghei-Cheung Chenall