

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

HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE
FOR LUMINENT MORTGAGE TRUST 2007-1, MORTGAGE-
PASS THROUGH CERTIFICATES, SERIES 2007-1

Plaintiff,

-against-

SILVIO CASTELLANO; MONICA CASTELLANO; THE FEDERAL
DEPOSIT INSURANCE CORPORATION, AS RECEIVER OF
INDYMAC FEDERAL BANK, FSB; "JOHN DOE"; "JANE DOE "

Defendant.

Index No. 135224/2017

MORTGAGED PROPERTY:

94 JOLINE AVENUE,

STATEN ISLAND,

10307

COUNTY: RICHMOND

SBL #: Block 7853, Lot 106

Sale Date: July 24, 2025

A. To be completed by the Referee

1. Final Judgment Amount per Judgment: \$ 925,896.09

2. Adjusted Judgment Amount (Upset Price): \$ 900,584.12

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

3. Sale Price: \$ 500.00

(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) \$ ~~160~~ 0

***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:

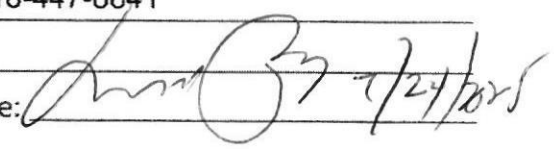
\$ _____

Referee Name: Thomas K. Penett

Telephone: 718-447-8841

Address: 33 Decker Avenue, Staten Island, NY 10302

Email: TPENETT@LAHRDILLON.COM

Signature/Date:  7/24/2025

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

B. To be completed by Plaintiff's Rep.

Name: Terence Gee

Address: 14436 78th Avenue

Flushing, N.Y. 11367

Telephone: 718.969.0112

Email: _____

Signature/Date:  7-24-25

C. To Be Completed by Purchaser

Name: Same as plaintiff

Address: _____

Telephone: _____

Email: _____

Signature/ Date: _____

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