

**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 QUEENS

----- X Index No.: 704718/2014  
Federal National Mortgage Association,

Plaintiff,

Part: \_\_\_\_\_  
Hon. Alan J. Schiff

-against-

Roger Beckford; New York City Parking Violations Bureau;  
New York City Transit Adjudication Bureau; New York City  
Department of Finance; New York State Department of  
Taxation and Finance; Brooklyn Holdings III Group Inc.,  
JPMorgan Chase Bank NA; New York City Environmental  
Control Board; Jorge "Doe"; Sam "Doe"; Chris "Doe"; Lizette  
Lopez; Crystal "Doe",

Defendants.

----- X  
Property Address: 10453 128th Street, South Richmond Hill, NY 11419  
Sale Date: September 12, 2025

County: Queens

Section: ; Block: 9582; Lot: 60

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

- |    |   |               |
|----|---|---------------|
| 1. | Final Judgment amount per Judgment  | \$ 565,892.00 |
| 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.) | \$746,833.86  |
| 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)                              | \$594,000.00  |
| 4. | Surplus Amount (enter \$0.00 if no surplus)   | \$0.00        |

**\*\* 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: \$750.00

Referee Name Eun Chong Thorsen Telephone: 201-774-1658

Address: 414 Beach 123rd Street

Rockaway Park, NY 11694

E-Mail Address: ejthorsen@gmail.com

Signature and Date: \_\_\_\_\_



**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. Delapina*  
*9/12/25*

Our File No.: 01-098135-F00

**C. To be completed by Purchaser**

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

Signature and Date: \_\_\_\_\_