

**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 Kings

NYCTL 2014-A Trust and
The Bank of New York Mellon

Plaintiff,

-against-

Custodio Lugo et al

Defendant.

Index No. 506,336/2020

MORTGAGED PROPERTY:

5407 4th Avenue

COUNTY: Kings

SBL #:

Sale Date: 11/13/2025

2025 NOV 14 A 11:39

KINGS COUNTY CLERK
FILED

A. To be completed by the Referee

1. Final Judgment Amount per Judgment: \$ 228,795.53

2. 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: \$ 1,360,000.00

(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:

\$ 75

Referee Name: RAMON LAM JACKSON

Telephone: _____

Address: 331 Park Place

Brooklyn NY 11231

Email: MR JACKSON Y310@

Signature/Date: MR 13 2025

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

B. MAIL - LRM

B. To be completed by Plaintiff's Rep.

Name: John O'Keefe

Address: Pinnacle Court Service

49 Andrew Ave

Islip Terrace, NY 11752

631.804-7716

Telephone: _____

Email: _____

Signature/Date: [Signature] 11/13/25

C. To Be Completed by Purchaser

Name: Chung Hei Cheung

Address: 1691 Grove St. 1st Floor

Ridgewood, NY 11385

Telephone: _____

Email: _____

Signature/ Date: [Signature] 11/13/2025

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

917-582-0268

Rev. 12/19

Chung Hei Cheung