

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 NEW YORK

Index No. 850464/2024

SIG CRE 2023 VENTURE LLC

Plaintiff,

-against-

THOR 195 BOWERY LLC; BOARD OF MANAGERS  
OF 195 CONDOMINIUM; AND JOSEPH J. SITT

Defendant.

### MORTGAGED PROPERTY:

195 Bowery a/k/a 161 Chrystie Street

Unit No. 1B

New York, New York 10002

COUNTY: New York

SBL #: Block 425, Lot 1003

Sale Date: October 8, 2025

### A. To be completed by the Referee

1. Final Judgment Amount per Judgment: \$ 2,823,643<sup>00</sup>

2. Adjusted Judgment Amount (Upset Price): \$ 1,700,000  
(This is the total amount due to the bank after post-sale disbursements, fees, taxes, utilities, etc.)

3. Sale Price: \$ 1,000  
(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)

4. Surplus Amount (enter \$0.00 if no surplus) \$ -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:

\$ Not Known @ Sale

Referee Name: JASON SACKDOOR

Telephone: 718 767 3333

Address: 19-02 Whitestone Expy Suite 302 Whitestone NY 11357

Email: j.sackdoor@blpcny.com

Signature/Date: John Sackdoor 10/8/25

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

### B. To be completed by Plaintiff's Rep.

Name: John O'Keefe

Address: Pinnacle Court Service  
49 Andrew Ave  
Islip Terrace, NY 11752

Telephone: 631.804-7716

Email: [Signature]

Signature/Date: [Signature] 10/8/25

### C. To Be Completed by Purchaser

Name: John O'Keefe

Address: Pinnacle Court Service  
49 Andrew Ave  
Islip Terrace, NY 11752

631.804-7716

Telephone: [Signature]

Email: [Signature]

Signature/Date: [Signature] 10/8/25

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