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**FORECLOSURE ACTION SURPLUS MONIES FORM**

SUPREME COURT/COUNTY COURT OF THE STATE OF NEW YORK:

COUNTY OF KingsNYCTL 1998-2 Trust  
and The Bank of NY Mellon

Plaintiff,

-against-

Talmidov Inc et al

Defendant.

Index No. 526273/2022

MORTGAGED PROPERTY:

2734 Plumb 2nd StreetCOUNTY: Kings

SBL #:

Sale Date: 12/04/2025KINGS COUNTY CLERK  
2015 DEC - 5 A 11:29**A. To be completed by the Referee**1. Final Judgment Amount per Judgment: \$ 6,924.982. Adjusted Judgment Amount (Upset Price): \$ 57,566.04

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

3. Sale Price: \$ 60,000.00

(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:

\$ \_\_\_\_\_

Referee Name: Anthony VaughnTelephone: (908) 300-5755Address: 300 Cadman Plaza West, 12th Flr., Brooklyn, NY 11201Email: anthony@vaughnlaw.comSignature/Date: [Signature]

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

**B. To be completed by Plaintiff's Rep.**John O'Keefe John O'Keefe  
Pinnacle Court Service Pinnacle Court Service  
49 Andrew Ave 49 Andrew Ave  
Islip Terrace, NY 11752 Islip Terrace, NY 11752

631.804.7716 Islip Terrace, NY 11752

Telephone: 631.804.7716Email: [Signature]Signature/Date: [Signature]**C. To Be Completed by Purchaser**Name: Joseph Ralph MansourAddress: 1970 E 15th Street,Brooklyn, NY 11229Telephone: 646 274 3333Email: JMansour@Jardache.comSignature/ Date: [Signature] 12/04/2025Additional Copies of this Form can be found at <https://www.nycourts.gov/forms/foreclosure/>