

**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**

WILMINGTON SAVINGS FUND SOCIETY, FSB,  
D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY  
BUT AS TRUSTEE FOR PRETIUM MORTGAGE  
ACQUISITION TRUST

Plaintiff,

-against-

LEONI CAMPBELL-GOODLUCK AKA LEONI CAMPBELL GOODLUCK, AKA LEONI  
A. CAMPBELL-GOODLUCK, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,  
INC., "MERS" ACTING SOLELY AS A NOMINEE FOR THE CIT GROUP/CONSUMER  
FINANCE, INC. (NY), NEW YORK CITY ENVIRONMENTAL CONTROL BOARD,  
DWAYNE NARVILLE, CARL NARVILLE, SHARON SPENCER, BRENTON SPENCER

Defendant.

Index No. 502807/2016

**MORTGAGED PROPERTY:**

3122 Neptune Avenue  
Brooklyn, NY 11224

**COUNTY:** Kings

**SBL #:** Block 7008 Lot 6

**Sale Date:** September 11, 2025

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

- Final Judgment Amount per Judgment: \$ 397,672.65
- Adjusted Judgment Amount (Upset Price): \$ 519,244.54  
(This is the total amount due to the bank after post-sale disbursements, fees, taxes, utilities, etc.)
- Sale Price: \$ 519,244.54  
(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)
- Surplus Amount (enter \$0.00 if no surplus) \$ 0.00  
*\*\*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:

\$ 750.00

Referee Name: Justin Greenspan, Esq.

Telephone: 917-697-3877

Address: 135 W. 79th Street, Apt. 7A, New York, NY 10024

Email: justingreenspanesq@gmail.com

Signature/Date:  9/17/25

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

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

Name: Gross Polowy LLC

Address: 1775 Wehrle Drive, Suite 100,  
Williamsville, NY 14221

Telephone: (716) 204-1700

Email: info@grosspolowy.com

Signature/Date:  9/23/25

### **C. To Be Completed by Purchaser**

Name: Gross Polowy LLC

Address: 1775 Wehrle Drive, Suite 100  
Williamsville, NY 14221

Telephone: (716) 204-1700

Email: info@grosspolowy.com

Signature/Date:  9/23/25

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