

**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 RICHMOND**

US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS  
INDIVIDUAL CAPACITY BUT SOLELY AS AN OWNER TRUSTEE  
FOR VRMTG ASSET TRUST

Plaintiff,

Index No. 135265/2024

-against-

HING YAT CHAN; CHASE BANK USA NA; CRIMINAL COURT  
OF THE CITY OF NEW YORK; NEW YORK STATE DEPARTMENT  
OF TAXATION AND FINANCE; UNITED STATES OF AMERICA  
(EASTERN DISTRICT),

**MORTGAGED PROPERTY: 3 BOWEN  
ST  
STATEN ISLAND, NY 10304  
COUNTY: Richmond**

Defendant.

BL #: 2877-1

Sale Date: January 8, 2026 at 10:00AM

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

1. Final Judgment Amount per Judgment: \$236,641.47
2. Adjusted Judgment Amount (Upset Price): \$ 234,449.43  
(This is the total amount due to the bank after post-sale disbursements, fees, taxes, utilities, etc.)
3. Sale Price: \$ 297,000.00  
(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) \$ TBD

*\*\*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: Philip Mancuso Esq. Telephone: 718.966.2200

Address: 2047 Victory Boulevard, Suite 201, Staten Island, N.Y. 10314

Email: pmc@manncuso PLLC.com Signature/Date: [Signature] 01/08/2026

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

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

**C. To be completed by Purchaser**

Name: Terence Gue  
Address: 144-36 78th Ave. Flushing, N.Y. 10304  
Telephone: 718.966.2200  
Email Address: \_\_\_\_\_  
Signature and Date: [Signature] 1-8-26

Name: CHAUDHRY TARIQ 11558  
Address: 25 Island PKWY, Island Park NY  
Telephone: 347 841 1847  
Email Address: JJAWPROPERTIES@gmail.com  
Signature and Date: [Signature] 1/8/26