

**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 QUEENS

CIT BANK, N.A.,

Index No. 704548/2016

Plaintiff,

-against-

MARIAN O'BRIEN; SECRETARY OF HOUSING AND
URBAN DEVELOPMENT; NEW YORK CITY
ENVIRONMENTAL CONTROL BOARD; "JOHN DOE",

Defendant.

MORTGAGED PROPERTY:

85-55 262ND STREET, FLORAL PARK,
NY 11001

COUNTY: QUEENS

SBL #: 8805-18

Sale Date: August 8, 2025

A. To be completed by the Referee

1. Final Judgment Amount per Judgment: \$ 494,774.86

2. Adjusted Judgment Amount (Upset Price): \$ 632,646.21
(This is the total amount due to the bank after post-sale disbursements, fees, taxes, utilities, etc.)

3. Sale Price: \$ 830,000.00
(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: Angel DelVillar

Telephone: 718-592-3388

Address: 4514 104th Street, Corona NY 11368

Email: angeldelvillar@msn.com; ruthbaezesq@gmail.com

Signature/Date: Angel DelVillar 8-8-25

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

B. To be completed by Plaintiff's Rep.

Name: Terence Gee

Address: 144-36 78th Avenue

Flushing, N.Y. 11367

Telephone: 718-969-0112

Email: _____

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

C. To Be Completed by Purchaser

Name: Matthew Ahdoot

Address: 147-20 Hillside Ave

Jamaica, N.Y. 11435

Telephone: 718-291-5555

Email: _____

Signature/Date: [Signature]

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