

**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

Freedom Mortgage Corporation,

Index No. 72501/2024

Plaintiff,

-against-

Ricarda Guzman; New York City Parking
Violations Bureau; New York City Transit Adjudication
Bureau; John Doe #1 (Name Refused); John Doe #2
(Name Refused); John Doe #3 (Name Refused); John
Doe #4 (Name Refused);

Defendant.

MORTGAGED PROPERTY:

9140 85th Street

Woodhaven, NY 11421

COUNTY: Queens

SBL #: B' 8978 L' 27

Sale Date: 12/12/25

A. To be completed by the Referee

1. Final Judgment Amount per Judgment: \$ 614,417.46

2. Adjusted Judgment Amount (Upset Price): \$ 612,300.00

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

3. Sale Price: \$ 612,300.00

(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) \$ 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:

\$ 750.00

Referee Name: David I. Werpin, Esq.,

Telephone: _____

Address: 8682 Palermo Street, Hollis, NY 11423-1220

Email: _____

Signature/Date: [Signature] 12/12/25

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

B. To be completed by Plaintiff's Rep.

Name: McCalla Raymer Liebert Pierce, LLP

Address: 420 Lexington Ave, Suite 840

New York, NY 10170

Telephone: 347/286/7409

Email: nypostsalerequests@mccalla.com

Signature/Date: [Signature] 12.12.25

C. To Be Completed by Purchaser

Name: Plaintiff

Address: _____

Telephone: 347/286/7409

Email: nypostsalerequests@mccalla.com

Signature/ Date: _____

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