

**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 \_\_\_\_\_

BANK OF NEW YORK MELLON TRUST  
COMPANY, N.A. AS TRUSTEE FOR MORTGAGE  
ASSETS MANAGEMENT SERIES I TRUST,

Plaintiff,

-against-

CONSTANCE L BUNN, INDIVIDUALLY AND AS HEIR  
AND DISTRIBUTEE OF THE ESTATE OF JAMES W  
GARNER AKA MANDINGO TSHAKA;

Defendant.

Index No. 707412/2018

**MORTGAGED PROPERTY:**

20641 46TH AVENUE  
BAYSIDE, NY 11361

COUNTY: QUEENS

SBL #: Block 7307, Lot 47

Sale Date: November 7, 2025

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

1. Final Judgment Amount per Judgment: \$ 828,803.20

2. Adjusted Judgment Amount (Upset Price): \$ 994,578.44

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

3. Sale Price: \$ 995,000.00

(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: James Scott Yoh Telephone: 917-719-5388

Address: 3000 Marcus Avenue, Suite 3W8, Lake Success, NY 11042

Email: 917-719-5388

Signature/Date: 11/7/2025

\*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: 917-324-2033

Email: \_\_\_\_\_

Signature/Date: Terence Gee 11-7-25

**C. To Be Completed by Purchaser**

Name: Kezogina Wong

Address: 198-08 33rd Ave  
Flushing, N.Y. 11358

Telephone: 646-244-0903

Email: \_\_\_\_\_

Signature/ Date: Kezogina Wong 11-7-25