

**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** BRONX

U.S. BANK NATIONAL ASSOCIATION, AS  
TRUSTEE FOR VELOCITY COMMERCIAL  
CAPITAL LOAN TRUST 2020-1,

Plaintiff,

-against-

SONNY BOY PROPERTY CORPORATION; JOHN GEORGIU, JR.  
A/K/A JOHN G. GEORGIU, JR. A/K/A JOHN GEORGIU; NEW YORK  
STATE DEPARTMENT OF TAXATION AND FINANCE; I LOVE PIZZA  
INC.; AMERICAN BASE NO. 1 INC.; AC GLASS AND MIRROR,

Defendant.

Index No. 36229/2020E

### **MORTGAGED PROPERTY:**

3075 3rd Avenue, Bronx, NY 10451  
a/k/a 461 East 157th Street, Bronx, NY 10451

COUNTY: Bronx

SBL #: Block 2379 Lot 58

Sale Date: 1/13/2025

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

- Final Judgment Amount per Judgment: \$ 2,087,544.43
- Adjusted Judgment Amount (Upset Price): \$ 2,319,785.02  
(This is the total amount due to the bank after post-sale disbursements, fees, taxes, utilities, etc.)
- Sale Price: \$ 500.00  
(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)
- 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:

\$ 1,100.00

Referee Name: Edmond J. Pryor, Esq.

Telephone: 718.829.0222

Address: 292 City Island Avenue, Bronx, NY 10464

Email: julia@pryorlaw.com

Signature/Date: Edmond J. Pryor 2/18/2025

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

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

Name: Gregory J. Sanda, Esq.

Address: 3550 Engineering Drive, Suite 260  
Peachtree Corners, GA 30092

Telephone: 4044747149

Email: gsanda@mtglaw.com

Signature/Date: Gregory J. Sanda  
2/18/2025

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

Name: Gregory J. Sanda, Esq.

Address: 3550 Engineering Drive, Suite 260  
Peachtree Corners, GA 30092

Telephone: 4044747149

Email: gsanda@mtglaw.com

Signature/Date: Gregory J. Sanda  
2/18/2025

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