

**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 KINGS

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

Plaintiff,

-against-

HAZEL GRIFFITH; ROBERT G. LUCAS AND DAVID LUCAS AS AGENTS FOR
LUCAS INVESTORS GROUP; JANE DOE (NAME REFUSED), JOHN DOE
(NAME REFUSED), KEVIN DOE (LAST NAME REFUSED), ANGELA DOE
(LAST NAME REFUSED), AND DANIEL DOE (LAST NAME REFUSED),

Defendant.

Index No. 517978/2020

MORTGAGED PROPERTY:

260 East 34th Street
Brooklyn, NY 11203

COUNTY: KINGS

SBL #: Block 4887, Lot 13

Sale Date: September 12, 2024

A. To be completed by the Referee

1. Final Judgment Amount per Judgment: \$ 735,319.70

2. Adjusted Judgment Amount (Upset Price): \$ 830,801.60

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

3. Sale Price: \$ 5,000.00

(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) \$ 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:

\$ 1,850.00

Referee Name: Anthony Vaughn Jr, Esq.

Telephone: 908-300-5455

Address: 300 Cadman Plaza West, One Pierrepont Plaza, 12th Floor, Brooklyn, NY 11201

Email: anthony@avaughnlaw.com

Signature/Date:  9/20/2024

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

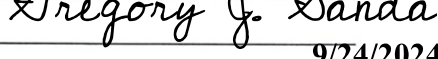
B. To be completed by Plaintiff's Rep.

Name: Gregory J. Sanda, Esq.

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

Telephone: 4044747149

Email: gsanda@mtglaw.com

Signature/Date:  9/24/2024

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:  9/24/2024

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