

**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 OF THE STATE OF NEW YORK  
COUNTY OF QUEENS**U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS  
INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR  
RCF 2 ACQUISITION TRUST

Plaintiff,

Index No. 717936/2022

-against-

THELMA JOHNSON A/K/A THELMA L. ALBANY; ET. AL.,

MORTGAGED PROPERTY: 214-32  
112th ROAD  
QUEENS VILLAGE, NY 11429  
COUNTY: Queens

Defendant.

SBL #: 11140-160

Sale Date: January 17, 2025 at 11:00AM

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

1. Final Judgment Amount per Judgment: \$685,178.30
2. Adjusted Judgment Amount (Upset Price): \$ 530,000.00  
(This is the total amount due to the bank after post-sale disbursements, fees, taxes, utilities, etc.)
3. Sale Price: \$ 530,001.00  
(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) \$ 1.00

*\*\*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: \$ 750Referee Name: Jason S. Vishnick Esq. Telephone: 516-681-6666Address: 110 Washington Avenue, Holtsville, N.Y. 11742Email: JVishnick@VishnickLaw.com Signature/Date: Jason S. Vishnick 1/17/25*\*If plaintiff is also the purchaser, complete both B. and C.***B. To be completed by Plaintiff's Rep.****C. To be completed by Purchaser**Name: Terence GeeName: Adam ZadelAddress: 144-36 78th Ave. Flushing, NY 11367Address: 2 Dutch Broadway, Elmhurst NY 11007Telephone: 917.324.2033Telephone: 917 224 7123

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

Email Address: Adamzadel827@gmail.comSignature and Date: [Signature] 1-17-25Signature and Date: [Signature] 1-17-25