

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 Richmond

U.S. BANK NATIONAL ASSOCIATION, AS
TRUSTEE FOR VELOCITY COMMERCIAL
CAPITAL LOAN TRUST 2016-1

Plaintiff,

-against-

BJ ORGANIZATION OF NEW YORK, INC.,
et al

Defendant.

Index No. 150232/2021

MORTGAGED PROPERTY:

264 Lander Avenue
Staten Island, NY 10314

COUNTY: Richmond

SBL #: 1590-39

Sale Date: 5/29/25

A. To be completed by the Referee

- Final Judgment Amount per Judgment: \$ 365,907.66
- Adjusted Judgment Amount (Upset Price): \$ 415,067.09
(This is the total amount due to the bank after post-sale disbursements, fees, taxes, utilities, etc.)
- Sale Price: \$ 540,000.00
(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)
- Surplus Amount (enter \$0.00 if no surplus) \$ 124,932.91
***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: Michael Heitman, Esq.

Telephone: 646 379 1534

Address: 1946 Victory Blvd. Staten Island, NY 10314

Email: michael@heitmanlaw.com

Signature/Date: [Signature] 5/29/25

**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] Quan Le

C. To be completed by Purchaser

Name: Abrom Ruberovich

Address: 636 Rockaway Turnpike
Lawrence, NY 11559

Telephone: 347/286/7409

Email: nypostsalerequests@mccalla.com

Signature/Date: [Signature]

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