

FORECLOSURE ACTION SURPLUS MONIES FORM

SUPREME COURT/COUNTY COURT OF THE STATE OF NEW YORK:

COUNTY OF NEW YORKIndex No. 850673/2023

WILMINGTON SAVINGS FUND SOCIETY, FSB,
 NOT IN ITS INDIVIDUAL CAPACITY BUT
 SOLELY AS OWNER TRUSTEE FOR VERUS
 SECURITIZATION TRUST 2021-5

Plaintiff,

MORTGAGED PROPERTY:

32 E 76TH STREET APT 804, NEW YORK, NY
 10021

-against-

LUGUANG YANG, INDIVIDUALLY
 AND AS TRUSTEE OF LUGUANG YANG
 REVOCABLE TRUST

COUNTY: NEW YORKBL #: 1390, 1022Sale Date: December 11, 2024

Defendant.

A. To be completed by the Referee

- Final Judgment Amount per Judgment: \$ 755,328.44
- Adjusted Judgment Amount (Upset Price): \$ 817,513.31
 (This is the total amount due to the bank after post-sale disbursements, fees, taxes, utilities, etc.)
- Sale Price: \$ 825,000
 (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) \$ 7,486.69
***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: Allison Furman, Esq.Telephone: 212-684-9400Address: 260 MADISON AVENUE, 15TH FLOOR, NEW YORK, NY 10016Email: Allison@afurmanlaw.comSignature/Date: [Signature] 12/11/24**If plaintiff is also the purchaser, complete both B. and C.***B. To be completed by Plaintiff's Rep.**Name: Roach & Lin, P.C.

Address: 6851 Jericho Turnpike, Suite 185
Syosset, NY 11791

Telephone: 516-938-3100Email: foreclosure@roachlin.comSignature/Date: [Signature] 12/11/24**C. To Be Completed by Purchaser**Name: Casey SchearAddress: PO Box 970New York NY 10272Telephone: 516 455 8812Email: caseyschear@gmail.comSignature/Date: [Signature] 12/11/24