

**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-

RONALD PENA; NEW YORK CITY ENVIRONMENTAL CONTROL BOARD; GRACIE D. (LAST NAME
REFUSED); SOFIA DOE (LAST NAME REFUSED); LUCIA DOE (LAST NAME REFUSED); JANE DOE
(NAME REFUSED); CAMILA DOE (LAST NAME REFUSED); ANA DOE (LAST NAME REFUSED);
ANTONIO DOE (LAST NAME REFUSED); MANUEL DOE (LAST NAME REFUSED); JOHN DOE (NAME
REFUSED); DIEGO DOE (LAST NAME REFUSED).

Defendant.

Index No. 522350/2023

MORTGAGED PROPERTY:

258 49th Street, Brooklyn, NY 11220

COUNTY: Kings

SBL #: Block 781 Lot 30

Sale Date: 11/21/2024

A. To be completed by the Referee

1. Final Judgment Amount per Judgment: \$ 1,202,670.83

2. Adjusted Judgment Amount (Upset Price): \$ 1,359,785.21

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

3. 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)

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:

\$ 1,450.00

Referee Name: Domenick Napoletano, Esq.

Telephone: 718.522-1377

Address: 351 Court Street, Brooklyn, NY 11231

Email: domenick@napoletanolaw.com

Signature/Date: Domenick Napoletano 12-2-2024

**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: Gregory J. Sanda 12/3/2024

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: Gregory J. Sanda 12/3/2024

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