

**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**
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FORECLOSURE ACTION SURPLUS MONIES FORM

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

COUNTY OF RICHMOND

U.S. BANK NATIONAL ASSOCIATION AS
LEGAL TITLE TRUSTEE FOR TRUMAN 2016
SC6 TITLE TRUST

Plaintiff,

-against-

STEVEN C. ANDERSON, JR.; LANCE MAZZARIELLO; VION HOLDINGS, LLC; NEW YORK
CITY ENVIRONMENTAL CONTROL BOARD; NEW YORK CITY TRANSIT ADJUDICATION
BUREAU; NEW YORK CITY PARKING VIOLATIONS BUREAU; BOARD OF DIRECTORS
OF THE TOWN AND COUNTRY HOMEOWNERS ASSOCIATION IV, INC.; BOARD OF
MANAGERS OF THE TOWN AND COUNTRY VILLAS CONDOMINIUM III

Defendant.

Index No. 101145/2014

MORTGAGED PROPERTY:

45A Country Drive East, Staten Island, New York 10314
a.k.a. 45A Country East Drive, Staten Island, New York 10314
a.k.a. 45A Country East Drive, Unit 71, Staten Island, New
York 10314

COUNTY: Richmond

SBL #: 2402-1171

Sale Date: December 19, 2024

A. To be completed by the Referee

- Final Judgment Amount per Judgment: \$ 444,771.03
- Adjusted Judgment Amount (Upset Price): \$ 717,030.74
(This is the total amount due to the bank after post-sale disbursements, fees, taxes, utilities, etc.)
- Sale Price: \$ 1,000.00
(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) \$ 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:

\$ 2,250.00

Referee Name: Marguerite A. Fiore, Esq.

Telephone: 718-351-3000

Address: 623 North Railroad Avenue, Staten Island, New York 10304

Email: MFiore@FioreLawFirm.com

Signature/Date:  2/5/25

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

B. To be completed by Plaintiff's Rep.

Name: Michael W. Nardolillo, Esq.

Address: 85 Broad Street, Suite 501

New York, New York 10004

Telephone: 212-471-5100

Email: MNardolillo@FriedmanVartolo.com

Signature/Date:  1/10/2025

C. To Be Completed by Purchaser

Name: Michael W. Nardolillo, Esq.

Address: 85 Broad Street, Suite 501

New York, New York 10004

Telephone: 212-471-5100

Email: MNardolillo@FriedmanVartolo.com

Signature/Date:  1/10/2025

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