

TO BE COMPLETED FOR EVERY SALE BY COURT APPOINTED REFEREE  
AND FILED WITH COUNTY CLERK AND THE SUPREME COURT CALENDAR CLERK WITHIN 30 DAYS OF SALE

**FORECLOSURE ACTION SURPLUS MONIES FORM**

SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF QUEENS

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE,  
Plaintiff(s)

Part 10

Hon. Kevin J Kerrigan

Index No. 708542/2021

-against-

JOSEPH LAFONTANT, et al.,

Defendant(s)

Property Address: 125-12 Nepton St., a/k/a 12512 Nepton  
St., Springfield Gardens, NY 11413

Sale Date 02/07/2025

A. Were there surplus funds? ☐ Yes ☐ No

B. To be completed by the Referee

Amount of final judgment of foreclosure

Sale price of property

Upset price

Surplus amount

\$ 682,432.21  
\$ 573,750.00  
\$ 573,750.00  
\$ \_\_\_\_\_

C. To be completed by Referee conducting the sale (please print)

Name: Guy R. Vitacco, Jr., Esq., Referee

Telephone: 718-898-5060

Address: 87-10 Queens Blvd., Elmhurst, NY 11373

E-mail Address: g.vitacco@optonline.net

Signature and Date: [Signature] 2/7/2025

D. To be completed by Plaintiff's

E. To be completed by Purchaser

Representative

Name (please print)

Morgan McCord, Esq., Eckert Seamans Cherin & Mellott, LLC

Address: 10 Bank Street, Suite 700

White Plains, New York 10606

E-mail Address: mmccord@eckertseamans.com

Telephone: 914-949-2909

Name (please print)

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

E-mail Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Signature and Date:

[Signature] 2/7/25

Signature and Date:

F. Total referee fees exceeded \$750? ☐ Yes ☐ No

If Yes, also forward a copy to the Supreme Court Fiduciary Clerk.

If Yes, total amount received \_\_\_\_\_