

FORECLOSURE ACTION SURPLUS MONIES FORM

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF BRONXNYCTL 2021-A TRUST, and THE BANK OF NEW
YORK MELLON as Collateral Agent and Custodian for
the NYCTL 2021-A Trust,

Plaintiffs,

- against -

THOMAS LEE, BARBARA PERRONE, LEE
DIFILIPPO, NEW YORK CITY ENVIRONMENTAL
CONTROL BOARD, NEW YORK CITY PARKING
VIOLATIONS BUREAU, NEW YORK CITY TRANSIT
ADJUDICATION BUREAU, RONALD MASSAGLI and
SAFE HOUSE FP TRUST a/k/a SAFE HOUSE LLC,

Defendants.

Index No.: 812978/22E

BL # 5366 / 28

Property Address: 3060 Coddington Avenue, Bronx, NY 10461

Sale Date: June 9, 2025

A. Were there surplus funds? ____ Yes ____ No

B. To be completed by the Referee

Amount of Final Judgment of Foreclosure

Sale Price

Upset Price

Surplus Amount

\$	58,871 ⁴⁴
\$	390,000 405,000
\$	292,000
\$	98,000 113,000

C. To be completed by the Referee conducting the sale

Name: April Bowie Telephone: _____

Address: 40B265 Scandak NY 10583

E-mail Address: adbowie@w@yahoo.com

Signature and Date: _____

Plaintiff's Representative

Name: _____

For: **John O'Keefe**
Pinnacle Court ServiceAddress: **49 Andrew Ave**
Islip Terrace, NY 11752
631.804-7716

Telephone: _____

Signature and Date:

 6/19/25

Purchaser

Name: HANCARE BATHING LLC

For: _____

Address: 478 Northern Blvd, suite 200
Great Neck at 11021Telephone: 516-281-2701

Signature and Date:

