

**TO BE COMPLETED FOR EVERY SALE BY COURT APPOINTED REFEREE  
AND FILED WITH COUNTY CLERK AND CHAMBERS WITHIN 30 DAYS OF SALE**

**FORECLOSURE ACTION SURPLUS MONIES FORM**

SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF BRONX

NYCTL 1998-2 TRUST AND THE BANK OF NEW  
YORK MELLON, AS COLLATERAL AGENT AND  
CUSTODIAN,

Plaintiffs,

v.

FRIENDS LAND DEVELOPMENT CO.,LLC;  
JACK LAGRASSA;  
SYD-RIDER LLC;  
NEW YORK STATE DEPARTMENT OF TAXATION  
AND FINANCE;  
NEW YORK CITY DEPARTMENT OF FINANCE;  
NEW YORK CITY ENVIRONMENTAL CONTROL  
BOARD  
AND NEW YORK CITY PARKING VIOLATIONS  
BUREAU,

Defendants.

Part IA 21

Hon. Matthew Parker-Raso,  
J.S.C.

Index No. 27962/2019E

**Property Address:** 1332A East 224th Street, Bronx, New York

**Sale Date:** November 24, 2025

A. Were there surplus funds? ☐ Yes ☐ No

B. To be completed by the Referee

Amount of final judgment of foreclosure

\$ 9,912.24

Sale price of property

\$ 78,000

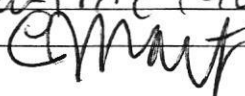
Upset price

\$ 44,062.74

Surplus amount

\$ 33,937.26

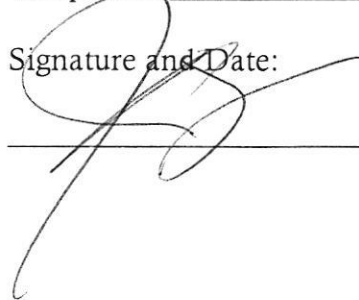
C. To be completed by Referee conducting the sale (please print)

Name: Christopher S. Martore Telephone: 845-406-0888  
Address: 2500 Lemay Avenue, Fort Lee, NJ 07024  
E-mail Address: martore194@gmail.com  
Signature and Date:  11/29/25

D. To be completed by Plaintiff's Representative

Name (please print) NCTL Global Phillips Lytle  
Address: 100 S Clinton Ave, 2900  
Rochester NY 14604  
E-mail Address: \_\_\_\_\_  
Telephone: \_\_\_\_\_

Signature and Date:

 11/24/25

E. To be completed by Purchaser

Name (please print) Serefettin Yildirim  
Address: 110 E 36th Street  
#6C New York, NY  
E-mail Address: seref2602@gmail.com  
Telephone: 929-600-1952

Signature and Date:

