

**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

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

Part IA 21

Plaintiffs,

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

v.

Index No. 31591/2020E

LISETTE SANCHEZ;  
TRIBORO POSTAL FEDERAL CREDIT UNION;  
BOARD OF MANAGERS OF PENNYFIELD  
ESTATES II CONDOMINIUM;  
NEW YORK CITY PARKING VIOLATIONS  
BUREAU;  
NEW YORK CITY ENVIRONMENTAL CONTROL  
BOARD  
AND "JOHN DOE, SAID FIRST AND LAST NAME  
BEING UNKNOWN TO PLAINTIFFS",

Defendants.

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**Property Address:** 24 Pennyfield Avenue, Unit 2C, Bronx, New York

**Sale Date:** December 1, 2025

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A. Were there surplus funds?  Yes  No

B. To be completed by the Referee

Amount of final judgment of foreclosure	\$ <u>40,578.72</u>
Sale price of property	\$ <u>385,000</u>
Upset price	\$ <u>99,539.07</u>
Surplus amount	\$ <u>285,460.93</u>

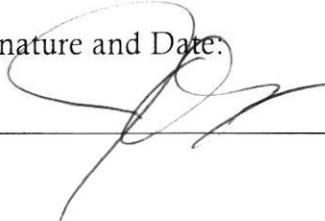
## C. To be completed by Referee conducting the sale (please print)

Name: Leticia Arzu Telephone: 914-668-4600  
Address: 200 Hammonack Ave, Ste 500, White Plains, NY 10601  
E-mail Address: Lazre & Bernstein Law Firm.com  
Signature and Date Bethany Goye 12/11/25

## D. To be completed by Plaintiff's Representative

Name (please print) NYCTL c/o Phillips Lytle  
Address: 100 S Clinton Ave #2700  
Rochester NY 14605  
E-mail Address: \_\_\_\_\_  
Telephone: 585.235.2000

Signature and Date:

  
12/1/25

## E. To be completed by Purchaser

Name (please print) Hanrock Bedford LLC  
Address: 147-18 Hillside Ave  
Jamaica NY 11435  
E-mail Address: \_\_\_\_\_  
Telephone: 516 779 4335

Signature and Date:

