

***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 NEW YORK

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

Part 32

Plaintiffs,

Hon. Francis A. Kahn III,
J.S.C.

v.

Index No. 154141/2023

CIAO-DI RESTAURANT CORPORATION;
HSBC BANK USA, NATIONAL ASSOCIATION;
THE BOARD OF MANAGERS OF 88
WASHINGTON STREET CONDOMINIUM;
NEW YORK STATE DEPARTMENT OF
TAXATION AND FINANCE;
NEW YORK CITY DEPARTMENT OF
FINANCE;
NEW YORK CITY ENVIRONMENTAL
CONTROL BOARD;
NEW YORK CITY PARKING VIOLATIONS
BUREAU
AND NEW YORK CITY TRANSIT AUTHORITY
TRANSIT ADJUDICATION BUREAU,

Defendants.

Property Address: 88 Washington Place, Unit S6, Unit S7, Unit S11, New York, New York
Sale Date: July 30, 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

\$ 14,968.16

\$ 63,000

\$ 38,640.12

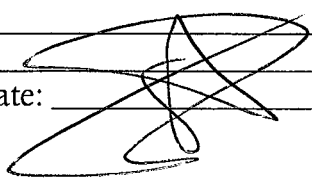
\$ 24,359.88

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

Name: _____ Telephone: _____

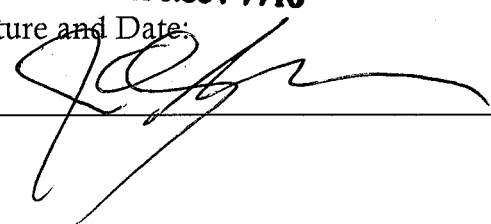
Address: _____

E-mail Address: _____

Signature and Date: _____
D. To be completed by Plaintiff's Representative

Name (please print) _____

Address: _____

John O'Keefe
Pinnacle Court ServiceE-mail Address: **49 Andrew Ave**Telephone: **Islip Terrace, NY 11752****631.804-7716**Signature and Date: _____
E. To be completed by Purchaser

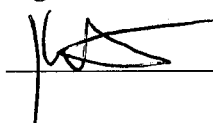
Name (please print) _____

Khaled LatifAddress: **350 6th Ave****New York NY 10011**

E-mail Address: _____

Telephone: **732 904-1927**

Signature and Date: _____

 **7/30/25**

INSTRUCTIONS TO CHAMBERS

- * The Referee will complete the attached form and secure the signature of the Plaintiff's representative and purchaser or purchasers representative.
- * The form will include the following information: case caption; name, address and telephone number of the Referee, the Plaintiff's representative and the purchaser; sale price; and upset price. The form must be signed by the Referee, the Plaintiff's representative and the purchaser of the foreclosed property.
- * The Referee will deliver, within 30 days after the auction, the completed, signed form to the County Clerk. The Referee will also send a completed copy to the Chambers of the Justice who signed the Judgment of Foreclosure. Chambers staff for the Judge, Court Attorney-Referee or JHO who signed the Judgment of Foreclosure and Sale shall verify compliance.
- * All foreclosure cases will be calendared, no later than six months after the Judgment has been signed, before the Judge who appointed the Referee (or before a Court Attorney-Referee or a JHO). This is to determine whether the sale as ordered has occurred, the outcome, and to make such further orders as necessary.