

*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.

LARRY W. AMBRISTER;
WILLIAM AMBRISTER;
MNC CREDIT CORP.;
CRYSTAL ABNEY;
CRIMINAL COURT OF THE CITY OF NEW YORK
(BRONX);
PETRO INC.;
MIDLAND FUNDING LLC APO CREDIT ONE
BANK NA;
NEW YORK STATE DEPARTMENT OF TAXATION
AND FINANCE;
NEW YORK CITY ENVIRONMENTAL CONTROL
BOARD;
NEW YORK CITY PARKING VIOLATIONS
BUREAU
AND EHSAN PARTOVI,

Defendants.

Part 21

Hon. Ashlee Crawford,
A J.S.C.

Index No. 26430/2017E

Property Address: 647 Jefferson Place, Bronx, New York
Sale Date: July 21, 2025

A. Were there surplus funds? ☐ Yes ☐ No

B. To be completed by the Referee

Amount of final judgment of foreclosure

\$ 26,536.05

Sale price of property

\$ 680,000

Upset price

\$ 153,614.98

Surplus amount

\$

C. To be completed by Referee conducting the sale (please print)Name: SOFIA BAULETelephone: 646 580 6116Address: 135 WATER ST #4-1 Brooklyn, NY 11201E-mail Address: SOFIA @ BAULELAW.COM

Signature and Date:

7/21/2025D. To be completed by Plaintiff's Representative

Name (please print)

NYCTL c/o Phillip LytleAddress: 28 E Main StRochester NY 14614

E-mail Address:

Telephone:

Signature and Date:

E. To be completed by Purchaser

Name (please print)

Matthew A. Breda & Aaron BredaAddress: 147-15 Hillside AveJamaica NY 11435

E-mail Address:

Telephone: 516 779-4335

Signature and Date: