

*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,

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.

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

**Sale Date:** December 1, 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

\$ 40,578.72

\$ 385,000

\$ 99,539.07

\$ 285,460.93

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

Name: Laticia Arzu Telephone: 914-668-4600  
Address: 200 Harnamack Ave, Ste 500, White Plains, NY 10601  
E-mail Address: Larzu@harnamack.com  
Signature and Date: [Signature] 12/1/25

D. To be completed by Plaintiff's Representative

Name (please print) NYCTL c/o Phillips Lytle  
Address: 100 S Clinton Ave #2700  
Rehoboth NY 1405  
E-mail Address: \_\_\_\_\_  
Telephone: 585.238.2000

Signature and Date: \_\_\_\_\_

12/1/25E. To be completed by Purchaser

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

Signature and Date: \_\_\_\_\_