

**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

Bronx COUNTY

NYCTL 1998-2 TRUST, et al.

Part IAS Part 21

Plaintiff(s)

Hon. Matthew Parker-Raso

-against-
San Miguel Housing Development Fund
Company Inc., et al.

Index No. 814194/2022E

Defendant(s)

Property Address: Block: 3152; Lot: 7 a/k/a 2386 Ryer Avenue
Bronx, New York Sale Date 6/30/2025

A. Were there surplus funds? ☒ Yes ☐ NoB. To be completed by the Referee

Amount of final judgment of foreclosure	\$ <u>3,122,147.02</u>
Sale price of property	\$ <u>4,701,500</u>
Upset price	\$ <u>4,702,000</u>
Surplus amount	\$ <u>580</u>

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

Name: Carolyn S. Clyne, Esq. Telephone: 718-942-4427
Address: 89-31 161 Street, Ste. 205, Jamaica, NY 11432
E-mail Address: clynecc@csclawoffice.com
Signature and Date: [Signature] 6/30/25

D. To be completed by Plaintiff's RepresentativeE. To be completed by Purchaser

Name (please print)
Jacob Selechnik
Address: John O'Keefe
Pinnacle Court Service
49 Andrew Ave
Islip Terrace, NY 11752
E-mail Address:
Telephone: 631.804-7716

Signature and Date:
[Signature]

Name (please print)
JACOB SELECHNIK
Address: 5600 BROADWAY
BRONX, NY 10463
E-mail Address: FAHMIDA@DEVON GROUP REALTY.CO
Telephone: 917-846-9752

Signature and Date:
J. Zaman 6/30/25