

**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. 27962/2019E

FRIENDS LAND DEVELOPMENT CO.,LLC;
JACK LAGRASSA;
SYD-RIDER LLC;
NEW YORK STATE DEPARTMENT OF TAXATION
AND FINANCE;
NEW YORK CITY DEPARTMENT OF FINANCE;
NEW YORK CITY ENVIRONMENTAL CONTROL
BOARD
AND NEW YORK CITY PARKING VIOLATIONS
BUREAU,

Defendants.

Property Address: 1332A East 224th Street, Bronx, New York

Sale Date: November 24, 2025

A. Were there surplus funds? Yes No

B. To be completed by the Referee

Amount of final judgment of foreclosure	\$ 9,912.24
Sale price of property	\$ 78,000
Upset price	\$ 44,062.74
Surplus amount	\$ 33,937.20

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

Name: Christopher S. Martone Telephone: 845-406-0888
Address: # 2500 Lemoyne Avenue, Fort Lee, NJ 07024
E-mail Address: martone1961@gmail.com
Signature and Date: CMart 11/24/25

D. To be completed by Plaintiff's Representative

Name (please print)
NYCTL Corp Phillips Lytle
Address: 100 S Clinton Ave, 2900
Rochester, NY 14604
E-mail Address: _____
Telephone: _____
Signature and Date:
11/24/25

E. To be completed by Purchaser

Name (please print)
Sereneettin Vildirim
Address: 110 E 36th Street
#6C New York, NY
E-mail Address: seret2602@gmail.com
Telephone: 929-600-1952
Signature and Date:
11/24/25