

**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 2021-A 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. 158480/2022

EDDIE Z. CHEN A/K/A EDDIE CHEN;
CHEN@HOME LLC;
BOARD OF MANAGERS OF 427 EAST
12TH 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: 427 East 12th Street, #1A, New York, New York

Sale Date: January 14, 2026

A. Were there surplus funds?

☒ Yes

☐ No

B. To be completed by the Referee

Amount of final judgment of foreclosure

\$ 598,893.24

Sale price of property

\$ 969,000

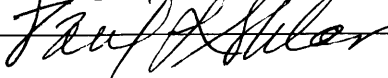
Upset price

\$ 927,004.56

Surplus amount

\$ 32,985.42

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

Name: PAUL R. SKLAR Telephone: 917.697.7073
Address: 551 Fifth Avenue, Ste 2200, NY NY 10176
E-mail Address: Paul@KamberLLC.com
Signature and Date: 

D. To be completed by Plaintiff's Representative

Name (please print) NYCTL c/o Phillips Lytle
Address: 700 Clinton St 2500
Rochester NY 14604
E-mail Address: _____
Telephone: _____

Signature and Date: _____

E. To be completed by Purchaser

Name (please print) Ben Brindley
Address: 147 63 71st Ave
Flushing NY 11367
E-mail Address: _____
Telephone: 917 957-0903

Signature and Date: _____

