

**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

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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.

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**Property Address:** 427 East 12th Street, #1A, New York, New York  
**Sale Date:** January 14, 2026

A. Were there surplus funds?



No

B. To be completed by the Referee

Amount of final judgment of foreclosure

\$ 598,893.24

Sale price of property

\$ 960,000

Upset price

\$ 927,604.56

Surplus amount

\$ 32,945.42

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 @ Kaminer-LLC.com  
Signature and Date: Paul Sklar

D. To be completed by Plaintiff's Representative

Name (please print) NYCTL c/o Phillip Lytle  
Address: 100 Clinton St 2500  
Rochester NY 14604  
E-mail Address: \_\_\_\_\_  
Telephone: \_\_\_\_\_  
Signature and Date: 1/15/02

E. To be completed by Purchaser

Name (please print) Benjamin Lv  
Address: 147 63 71st Rd  
Flushing - NY 11367  
E-mail Address: \_\_\_\_\_  
Telephone: (17957-0903  
Signature and Date: 1/15/02