

***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 2021-A TRUST AND THE BANK OF NEW  
YORK MELLON, AS COLLATERAL AGENT AND  
CUSTODIAN,

Plaintiffs,

v.

GERILYN BATES;  
NEW YORK CITY ENVIRONMENTAL  
CONTROL BOARD;  
NEW YORK CITY PARKING VIOLATIONS  
BUREAU  
AND NEW YORK CITY TRANSIT AUTHORITY  
TRANSIT ADJUDICATION BUREAU,

Defendants.

Part 21

Hon. Ashlee Crawford,  
J.S.C.

Index No. 816407/2022E

**Property Address:** Prospect Avenue, Bronx, New York

**Sale Date:** May 12, 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

\$ 14,143.25  
\$ 160,000.00  
\$ 41,268.74  
\$ 118,731.26

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

Name: Mr Matthew Porges Telephone: 718-673-2578  
Address: 32 Court Street Suite 904 Brooklyn NY 11201  
E-mail Address: mspedes@mspedes.com  
Signature and Date: [Signature] 5/21/25

D. To be completed by Plaintiff's Representative

Name (please print) Phillips Little LLP  
Address: 28 Bastwick St  
Rochester NY 14614  
E-mail Address: \_\_\_\_\_  
Telephone: \_\_\_\_\_

Signature and Date:

[Signature] 5/12/25

E. To be completed by Purchaser

Name (please print) Blue Avenue Associates LLC  
Address: 387 Second Avenue  
Suite 144 NY NY 10010  
E-mail Address: dgalay@gmail.com  
Telephone: 9174034554

Signature and Date:

[Signature] [Signature]  
Dan [Signature] 5/12/2025