

**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,

Plaintiffs,

Hon. Ashlee Crawford, J.S.C.

v.

Index No. 33769/2020E

KADIATU KANU;  
NEW YORK CITY ENVIRONMENTAL CONTROL  
BOARD  
AND NEW YORK CITY PARKING VIOLATIONS  
BUREAU,

Defendants.

**Property Address:** 981 Teller Avenue, Bronx, New York

**Sale Date:** April 7, 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

\$ 7,426.26  
\$ 500,000  
\$ 23,430.30  
\$ 476,569.70

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

Name: CAROLYN S. CLYNE

Address: 89-31 161 Street, Ste 25, JAMAICA, NY 11432

E-mail Address: CLYNE@CSC.LAWOFFICE.COM

Signature and Date: [Signature] 4/7/25

Telephone: 718-942-4427

D. To be completed by Plaintiff's Representative

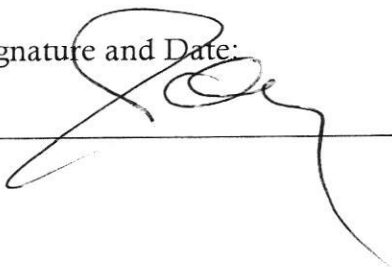
Name (please print)

John O'Keefe  
Pinnacle Court Service  
49 Andrew Ave  
Islip Terrace, NY 11752  
631.804-7716

E-mail Address:

Telephone:

Signature and Date:

E. To be completed by Purchaser

Name (please print)

1308 ADAR Corp  
Address: 16 Middle Neck Rd  
Suite #150 Great Neck, NY 1102

E-mail Address: SAMANGE100@AOL.U

Telephone: 516-708-9447

Signature and Date:

