

***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

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NYCTL 1998-2 TRUST AND THE BANK OF NEW  
YORK MELLON, AS COLLATERAL AGENT AND  
CUSTODIAN,

Plaintiffs,

v.

Hon. Ashlee Crawford, J.S.C.

Index No. 26736/2019E

COLLEGE EQUITY FUND INC.;

The heirs-at-law, next of kin, distributees, executors,  
administrators, assignees, lienors, creditors,  
successors-in-interest and generally all persons  
having or claiming under, by or through LLOYD  
DAVIS, deceased, by purchase, inheritance, lien  
or otherwise of any right, title or interest in and to  
the premises described in the complaint herein,  
and all creditors thereof, and the respective wives,  
or widows of his, if any, all of whose names and  
addresses are unknown to plaintiffs;

The heirs-at-law, next of kin, distributees, executors,  
administrators, assignees, lienors, creditors,  
successors-in-interest and generally all persons  
having or claiming under, by or through ELIZABETH  
DAVIS, deceased, by purchase, inheritance, lien  
or otherwise of any right, title or interest in and to  
the premises described in the complaint herein,  
and all creditors thereof, and the respective  
husbands, or widowers of hers, if any, all of whose  
names and addresses are unknown to plaintiffs;

The heirs-at-law, next of kin, distributees, executors,  
administrators, assignees, lienors, creditors,  
successors-in-interest and generally all persons  
having or claiming under, by or through CAROLYN  
BOONE, deceased, by purchase, inheritance, lien  
or otherwise of any right, title or interest in and to  
the premises described in the complaint herein,

and all creditors thereof, and the respective husbands,  
or widowers of hers, if any, all of whose names and  
addresses are unknown to plaintiffs;  
SAMUEL WALKER;  
RONNETTE WALKER;  
PAMELA GRAY;  
BRONX SUPREME COURT;  
CREDIT ACCEPTANCE CORPORATION;  
HSBC FINANCE CORPORATION, SUCCESSOR IN  
INTEREST TO HSBC BANK NEVADA,  
NATIONAL ASSOCIATION;  
CRIMINAL COURT OF THE CITY OF  
NEW YORK (BRONX);  
NEW YORK STATE DEPARTMENT OF  
TAXATION AND FINANCE;  
UNITED STATES OF AMERICA;  
NEW YORK CITY DEPARTMENT OF FINANCE;  
NEW YORK CITY TRANSIT AUTHORITY  
TRANSIT ADJUDICATION BUREAU;  
NEW YORK CITY ENVIRONMENTAL CONTROL  
BOARD  
AND NEW YORK CITY PARKING VIOLATIONS  
BUREAU,

Defendants.

**Property Address:** 1023 College Avenue, Bronx, New York  
**Sale Date:** February 3, 2025

A. Were there surplus funds? ☒ Yes ☐ No

B. To be completed by the Referee

Amount of final judgment of foreclosure

\$ 21,593.50

Sale price of property

\$ 695,000

Upset price

\$ 241,062.87

Surplus amount

\$ 453,937.13

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

Name: Karl Seully

Telephone: 914-530-5038

Address: 33 Del Roy Drn Mt. Vernon, N.Y. 10552

E-mail Address: KarlSeully@yahoo.com

Signature and Date: [Signature]

2/3/2025

D. To be completed by Plaintiff's Representative

E. To be completed by Purchaser

Name (please print)

Name (please print)

Address: John O'Keefe

Address: Yoniv Azar

Pinnacle Court Service

49 Andrew Ave

E-mail Address: Islip Terrace, NY 11752

E-mail Address: 205-07 Jamaica Ave

631.804.7716

Jamaica NY 11423

Telephone: \_\_\_\_\_

Telephone: 912 671 0000

Signature and Date: \_\_\_\_\_

Signature and Date: \_\_\_\_\_

## INSTRUCTIONS TO CHAMBERS

- \* The Referee will complete the attached form and secure the signature of the Plaintiff's representative and purchaser or purchasers representative.
- \* The form will include the following information: case caption; name, address and telephone number of the Referee, the Plaintiff's representative and the purchaser; sale price; and upset price. The form must be signed by the Referee, the Plaintiff's representative and the purchaser of the foreclosed property.
- \* The Referee will deliver, within 30 days after the auction, the completed, signed form to the County Clerk. The Referee will also send a completed copy to the Chambers of the Justice who signed the Judgment of Foreclosure. Chambers staff for the Judge, Court Attorney-Referee or JHO who signed the Judgment of Foreclosure and Sale shall verify compliance.
- \* All foreclosure cases will be calendared, no later than six months after the Judgment has been signed, before the Judge who appointed the Referee (or before a Court Attorney-Referee or a JHO). This is to determine whether the sale as ordered has occurred, the outcome, and to make such further orders as necessary.