

***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 RICHMOND

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

Part \_\_\_\_\_

Plaintiffs,

Hon. Desmond A. Green, J.S.C.

-against-

Index No. 152044/2022

SOUTH AVENUE HOMEOWNER'S ASSOCIATION, INC.;  
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:** 66 Spartan Avenue, Staten Island, New York

**Sale Date:** September 12, 2024

A. Were there surplus funds? ☒ Yes ☐ No

B. To be completed by the Referee

Amount of final judgment of foreclosure	\$ 41,997.36
Sale price of property	\$ 72,000.00
Upset price	\$ 55,994.19
Surplus amount	\$ 17,040.42

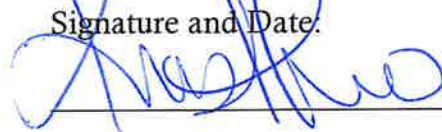
C. To be completed by Referee conducting the sale (please print)

Name: Andrew Pappas, Esq. Telephone: (718) 987-5100  
Address: 182 Rose Ave, Staten Island, New York 10306  
E-mail Address: APAPPASLAW@YAHOO.COM  
Signature and Date:  10/21/2024

D. To be completed by Plaintiff's Representative


Name (please print)  
Kristen F. Leo, Paralegal  
Address: 28 E Main St, Suite 1400  
Phillips Lytle LLP, Rochester, NY 14614  
E-mail Address: kleo@phillipslytle.com  
Telephone: (585) 238-2000

Signature and Date:

 10/21/24E. To be completed by Purchaser

Name (please print)  
Summer 123 Spartan LLC  
Address: 106 Serrell Avenue  
Staten Island, New York 10312  
E-mail Address: kezadrifam@gmail.com  
Telephone: (917) 660-9994

Signature and Date:

  
Mohamed Kezadrifam  
Member