

***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

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

Plaintiffs,

v.

MT. ARARAT BAPTIST CHURCH, INC.;  
EAST HUDSON REALTY INVESTORS INC.;  
NEW YORK CITY ENVIRONMENTAL  
CONTROL BOARD;  
NEW YORK STATE DEPARTMENT OF  
TAXATION AND FINANCE;  
NEW YORK CITY DEPARTMENT OF  
FINANCE;  
NEW YORK CITY PARKING VIOLATIONS  
BUREAU  
AND NEW YORK CITY TRANSIT AUTHORITY  
TRANSIT ADJUDICATION BUREAU,

Defendants.

Part 32

Hon. Francis A. Kahn III,  
J.S.C.

Index No. 154079/2022

**Property Address:** 316 West 135th Street, New York, New York

**Sale Date:** May 28, 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

\$ 1,129,687.73  
\$ 1,534,000.00  
\$ 1,535,936.05  
\$ 68.95

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

Name: Allison M. Furman Esq. Telephone: (212) 689-9706  
Address: 260 Madison Ave. #15<sup>th</sup> Fl. N.Y. N.Y. 10016  
E-mail Address: allison@armstrong.com  
Signature and Date: [Signature] 5/28/25

D. To be completed by Plaintiff's Representative

Name (please print)  
Terence Gee  
Address: 144-36 78<sup>th</sup> Avenue #2A  
Flushing, N.Y. 11367  
E-mail Address: \_\_\_\_\_  
Telephone: 918-969-0112

Signature and Date:

[Signature] 5-28-25

E. To be completed by Purchaser

Name (please print)  
BH Adam 123 LLC  
Address: 2133 E 71<sup>st</sup> Bklyn NY  
11234  
E-mail Address: cheryl6767@gmail.com  
Telephone: 718 974 6767

Signature and Date:

[Signature] 5/28