

**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 2019-A TRUST AND THE BANK OF NEW
YORK MELLON, AS COLLATERAL AGENT AND
CUSTODIAN,

Part 32

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

Plaintiffs,

v.

Index No. 157568/2020

611 EAST 6TH STREET LLC;
P.S. 71 ASSOCIATES LLC;
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: 611 East 6th Street, New York, New York

Sale Date: March 5, 2025

A. Were there surplus funds? ☒ Yes ☐ No

B. To be completed by the Referee

Amount of final judgment of foreclosure

\$ 124,958.51

Sale price of property

\$ 1,140,000

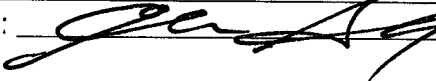
Upset price

\$ 402,020.82

Surplus amount


\$ 737,979.18

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

Name: ELAINE SHAY, ESQ Telephone: 212-520-2690
Address: 880 3RD Ave 5TH Fl. NYC NY 10022
E-mail Address: ELAINE@ESHAYESQ.COM
Signature and Date:  3/5/2025

D. To be completed by Plaintiff's Representative

Name (please print) _____
Address: John O'Keefe
Pinnacle Court Service
49 Andrew Ave
Islip Terrace, NY 11752
E-mail Address: 631.804-7716
Telephone: _____

Signature and Date: 

E. To be completed by Purchaser

Name (please print) GRONFELD, I.C.
Address: 1400 010 COUNTRY RD
WEST HAVEN, CT
E-mail Address: DWJLTD@gmail.com
Telephone: 516 826 5500

Signature and Date: 