

# FORECLOSURE ACTION SURPLUS MONIES FORM

SUPREME COURT/COUNTY COURT OF THE STATE OF NEW YORK:  
COUNTY OF NEW YORK

POPULAR BANK FKA BANCO POPULAR  
NORTH AMERICA,

Index No. 850663/2023

Plaintiff,

-against-

PATRICK REGAN A/K/A PATRICK B. REGAN; LOUISE REGAN; THE BOARD  
OF MANAGERS OF THE 4260 BROADWAY CONDOMINIUM; NEW YORK  
CITY PARKING VIOLATIONS BUREAU; NEW YORK CITY ENVIRONMENTAL  
CONTROL BOARD; NEW YORK CITY TRANSIT ADJUDICATION BUREAU,

Defendant.

MORTGAGED PROPERTY:

4260 BROADWAY, UNIT 306, NEW  
YORK, NY 10033

COUNTY: NEW YORK

SBL #: 2164-1036

Sale Date: JUNE 4, 2025

## A. To be completed by the Referee

- Final Judgment Amount per Judgment: \$ 554,580.30
- Adjusted Judgment Amount (Upset Price): \$ 530,000.00  
(This is the total amount due to the bank after post-sale disbursements, fees, taxes, utilities, etc.)
- Sale Price: \$ 500.00  
(To calculate if there is a surplus, subtract the higher of line 1 or line 2 from line 3 and enter any surplus on line 4)
- Surplus Amount (enter \$0.00 if no surplus) \$ 0  
\*\*If there are surplus funds, attach proof/receipt that the surplus amount was deposited with the  
Treasurer, Comptroller, Commissioner of Finance, Clerk of Court, etc.

Referee's TOTAL compensation awarded/fees  
earned in this matter:

\$ 1,100

Referee Name: Elaine Shay, Esq

Telephone: (212) 520-2690

Address: 880 3rd Avenue, 5th Floor, New York, NY 10022

Email: elaine@eshayesq.com

Signature/Date: [Signature] 6/4/2025

\*If plaintiff is also the purchaser, complete both B. and C.

## B. To be completed by Plaintiff's Rep.

Name: Terence Gee  
Address: 144.36 78th Avenue  
Flushing, N.Y. 11367  
Telephone: 718. 469. 0112  
Email: \_\_\_\_\_  
Signature/Date: [Signature] 6.4.25

## C. To Be Completed by Purchaser

Name: \_\_\_\_\_  
Address: [Signature]  
Telephone: \_\_\_\_\_  
Email: \_\_\_\_\_  
Signature/ Date: [Signature] 6.4.25

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