

FILL OUT ALL SECTIONS OF THIS FORM BEFORE FILING WITH THE COUNTY CLERK  
AND FIDUCIARY CLERK/COURT – MUST BE COMPLETED WITHIN 30 DAYS OF SALE

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## FORECLOSURE ACTION SURPLUS MONIES FORM

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

COUNTY OF BRONX

BOARD OF MANAGERS OF THE  
PARKCHESTER NORTH CONDOMINIUM,

Index No. 809940/2021E

Plaintiff,

-against-

WILMA SANTOS, deceased, her respective  
heirs-at-law, next of kin, et. al.,

Defendant.

MORTGAGED PROPERTY:

1579 Metropolitan Avenue #10B

COUNTY: BRONX

SBL #: Sec. 15 Block 3944 Lot 4333

Sale Date: 09/16/2024 @ 2:15PM

### A. To be completed by the Referee

1. Final Judgment Amount per Judgment: \$ 40,269.70

2. Adjusted Judgment Amount (Upset Price): \$ 78,480.64

(This is the total amount due to the bank after post-sale disbursements, fees, taxes, utilities, etc.)

3. Sale Price: \$ 230,000.00

(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)

4. Surplus Amount (enter \$0.00 if no surplus) \$ 151,519.36

*\*\*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:

\$ 1,100.00

Referee Name: LETICIA ARZU, ESQ.

Telephone: 914-668-4600

Address: Bozeman Law Firm PLLC, 200 Mamaroneck Avenue - Ste. 500, White Plains NY 10601

Email: larzu@bozemanlawfirm.com

Signature/Date: Leticia Arzu 9/16/24

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

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

Name: ROBERT R. LAROCCA ESQ.

Address: 505 White Plains Road - Ste. 110  
Tarrytown NY 10591

Telephone: 914 591 7722

Email: robert@rrlarocca.com

Signature/Date: [Signature]

### C. To Be Completed by Purchaser

Name: ANIL AHMAD ALLY

Address: 2311 STERIS STREET  
BRONX NY

Telephone: 347 255 2114

Email: Anilally@gmail.com

Signature/Date: [Signature]

Additional Copies of this Form can be found at <https://www.nycourts.gov/forms/foreclosure/>