

**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 2021-A TRUST AND THE BANK OF NEW
YORK MELLON, AS COLLATERAL AGENT AND
CUSTODIAN,

Part 32

Hon. Francis A. Kahn, III JSC

Plaintiffs,

Index No. 157609/2022

v.

E4BOWERY LLC;
BOARD OF MANAGERS OF 52 EAST 4TH STREET
CONDOMINIUM;
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: 52 East 4th Street, #PH2, New York, New York

Sale Date: October 30, 2024

A. Were there surplus funds? ☒ Yes ☐ No

B. To be completed by the Referee

Amount of final judgment of foreclosure

\$ 219,013.09

Sale price of property

\$ 1,870,000

Upset price

\$ 419,342.43

Surplus amount

\$ 1,450,657.57

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

Name: Mark McKew Telephone: 212 5766783
Address: 1725 York Ave, 29A, NY, NY 10129
E-mail Address: mmckew@mmckewlaw.com
Signature and Date: [Signature] 10/30/24

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
631.804-7716
E-mail Address: _____
Telephone: _____
Signature and Date: [Signature] 10/30/24

E. To be completed by Purchaser

Name (please print) _____
Address: Cathy Scheer
PO Box 970
New York, NY 10272
E-mail Address: cathy.scheer@gmail.com
Telephone: 516 455 8812
Signature and Date: [Signature] 10/30/24