

***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 BRONX

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

Plaintiffs,

v.

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ZEREGA COMMUNITY LLC;
ZEREGA COMMUNITY ASSOCIATION INC.;
GLEBE PARTNERS LLC;
HIF IV LENDERS, LLC;
ROBERT B. HELMAND D/B/A PACIFIC LAND;
THE CITY OF NEW YORK;
NEW YORK STATE DEPARTMENT OF TAXATION
AND FINANCE;
NEW YORK CITY DEPARTMENT OF FINANCE;
NEW YORK CITY ENVIRONMENTAL CONTROL
BOARD
AND NEW YORK CITY PARKING VIOLATIONS
BUREAU,

Defendants.

Part 21

Hon. Ashlee Crawford, A. J.S.C.

Index No. 25457/2019E

Property Address: 1551 Parker Street, Bronx, New York
Sale Date: December 9, 2024

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

\$ 41,260.07
\$ 510,000
\$ 387,905.33
\$ 122,094.74

C. To be completed by Referee conducting the sale (please print) 718 931 1888
Name: LEONARD C. ALOR Telephone: 516 424 1053
Address: 1937 Williams Bridge Rd BRONX 10461
E-mail Address: lca49@aol.com
Signature and Date: ALC AL 12/9/24

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
E-mail Address: 631.804-7716
Telephone: _____

Signature and Date: _____

E. To be completed by Purchaser

Name (please print)

Howard Roark LLC
Address: PO Box 610126
BRONX NY 10461
E-mail Address: VCholding@aol.c
Telephone: 917 572 0179

Signature and Date: _____

Vito Chirico member
Vito Chirico

INSTRUCTIONS TO CHAMBERS

- * The Referee will complete the attached form and secure the signature of the Plaintiff's representative and purchaser or purchasers representative.
- * The form will include the following information: case caption; name, address and telephone number of the Referee, the Plaintiff's representative and the purchaser; sale price; and upset price. The form must be signed by the Referee, the Plaintiff's representative and the purchaser of the foreclosed property.
- * The Referee will deliver, within 30 days after the auction, the completed, signed form to the County Clerk. The Referee will also send a completed copy to the Chambers of the Justice who signed the Judgment of Foreclosure. Chambers staff for the Judge, Court Attorney-Referee or JHO who signed the Judgment of Foreclosure and Sale shall verify compliance.
- * All foreclosure cases will be calendared, no later than six months after the Judgment has been signed, before the Judge who appointed the Referee (or before a Court Attorney-Referee or a JHO). This is to determine whether the sale as ordered has occurred, the outcome, and to make such further orders as necessary.