

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

Plaintiffs,

v.

CONOR J. CAMPBELL;  
KRISTIN C. WALKER;  
BOARD OF MANAGERS OF THE  
PARKWOOD CONDOMINIUM;  
NEW YORK CITY PARKING VIOLATIONS  
BUREAU;  
NEW YORK CITY TRANSIT AUTHORITY  
TRANSIT ADJUDICATION BUREAU  
AND NEW YORK CITY ENVIRONMENTAL  
CONTROL BOARD,

Defendants.

Part \_\_\_\_\_

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

Index No. 150481/2023

**Property Address:** 31 East 28th Street, Unit SU-16, New York, New York

**Sale Date:** January 22, 2025

A. Were there surplus funds?

☒ Yes

☐ No

B. To be completed by the Referee

Amount of final judgment of foreclosure	\$ 2,647.19
Sale price of property	\$ 15,000
Upset price	\$ 14,599.24
Surplus amount	\$ 400.76

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

Name: Matthew Hunter Telephone: 718 3091660  
 Address: 7101 Apt 14 St. Forest Hills NY 11375  
 E-mail Address: mdhmd30@gmail.com  
 Signature and Date: Matthew Hunter 1/22/25

D. To be completed by Plaintiff's Representative

Name (please print) John O'Keefe  
 Address: Pinnacle Court Service  
49 Andrew Ave  
Islip Terrace, NY 11752  
 E-mail Address: 6318047716  
 Telephone: [Signature]  
 Signature and Date: [Signature]

E. To be completed by Purchaser

Name (please print) Katherine Tounsi  
 Address: 31 E 28th St Unit 5W  
New York NY 10016  
 E-mail Address: [Signature]  
 Telephone: 281 960-3783  
 Signature and Date: [Signature] 1/22/25