

**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**

If this is an E-Filed case, upload this form to NYSCEF as a "Foreclosure Action Surplus Monies Form"

FORECLOSURE ACTION SURPLUS MONIES FORM

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

COUNTY OF NEW YORK

JPMORGAN CHASE BANK, NATIONAL
ASSOCIATION

Index No. 850232/2018

Plaintiff,

-against-

NERA PROPERTY HOLDING LLC; BORO FUEL OIL
COMPANY, INC.; SHEMEN FUEL OIL CORP.N, et al.

Defendant.

MORTGAGED PROPERTY:

531 West 162nd Street
New York, New York 10032

COUNTY: New York

SBL #: Block 2122, Lot 13

Sale Date: June 25, 2025

A. To be completed by the Referee

1. Final Judgment Amount per Judgment: \$ 829,409.72

2. Adjusted Judgment Amount (Upset Price): \$ 1,675,522.95
(This is the total amount due to the bank after post-sale disbursements, fees, taxes, utilities, etc.)

3. Sale Price: \$ 1,676,522.95
(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) \$ 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:

\$ 1,450.00

Referee Name: Elaine Shay, Esq.

Telephone: 212-520-2690

Address: 757 Third Avenue, 20th Fl., New York, N.Y. 10017

Email: elaine@eshayesq.com

Signature/Date: [Signature]

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

6/25/25

B. To be completed by Plaintiff's Rep.

Name: Terence Gee

Address: 144-36 78th Avenue
Flushing, N.Y. 11367

Telephone: 917.324.2033

Email: _____

Signature/Date: [Signature] 6.25.25

C. To Be Completed by Purchaser

Name: _____

Address: Plaintiff

Telephone: _____

Email: _____

Signature/ Date: [Signature] 6.25.25

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