

**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 New York

WELLS FARGO BANK, N.A., AS TRUSTEE, FOR
PARK PLACE SECURITIES, INC. ASSET-BACKED
PASS THROUGH CERTIFICATES, SERIES
2005-WCW2

Plaintiff,

-against-

JAMES NIX AKA JAMES L. NIX, NEW YORK STATE DEPARTMENT OF TAXATION AND
FINANCE, SILVER LINE SERVICES INC, NEW YORK CITY PARKING VIOLATIONS BUREAU,
NEW YORK CITY ENVIRONMENTAL CONTROL BOARD, BOARD OF MANAGERS OF THE
RUPPERT YORKVILLE TOWERS CONDOMINIUM, UNITED STATES OF AMERICA ON
BEHALF OF THE IRS, HOUSEHOLD FINANCE REALTY CORPORATION OF NEW YORK

Defendant.

Index No. 850161/2024

MORTGAGED PROPERTY:

1623 3rd Avenue

Unit 13H

New York, NY 10128

COUNTY: New York

SBL #: Block 1537 and Lot 1764

Sale Date: September 17, 2025

A. To be completed by the Referee

- Final Judgment Amount per Judgment: \$ 896,759.02
- Adjusted Judgment Amount (Upset Price): \$ 952,022.62
(This is the total amount due to the bank after post-sale disbursements, fees, taxes, utilities, etc.)
- Sale Price: \$ 900,000-
(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)
- 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:

\$ 1,100.00

Referee Name: Scott H. Siller, Esq.

Telephone: 516-644-6769

Address: 706 Equestrian Way, Westbury, NY 11590

Email: scotth5esq@aol.com Signature/Date: scotth 9/17/25

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

B. To be completed by Plaintiff's Rep.

Name: Gross Polowy LLC

Address: 1775 Wehrle Drive, Suite 100,
Williamsville, NY 14221

Telephone: (716) 204-1700

Email: info@grosspolowy.com

Signature/Date: Kim Canina 9/17/25

C. To Be Completed by Purchaser

Name: _____

Address: _____

Telephone: _____

Email: _____

Signature/ Date: [Signature] 9/17/25

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