

**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** \_\_\_\_\_

WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE  
FOR THE REGISTERED HOLDERS OF J.P. MORGAN CHASE  
COMMERCIAL MORTGAGE SECURITIES CORP., MULTIFAMILY  
MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2018-  
SB54,

Plaintiff,

-against-

510 W 148 LLC, et al.,

Defendant.

Index No. 850500/2023

**MORTGAGED PROPERTY:**

510 West 148th Street, New York, NY  
10031

COUNTY: New York

SBL #: Block 2079, Lot 41

Sale Date: 9/10/2025

**A. To be completed by the Referee**

- Final Judgment Amount per Judgment: \$ 6,906,398.22
- Adjusted Judgment Amount (Upset Price): \$ 7,072,828.00  
(This is the total amount due to the bank after post-sale disbursements, fees, taxes, utilities, etc.)
- Sale Price: \$ 500.00  
(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) \$ 0.00  
*\*\*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: Allison Furman, Esq.

Telephone: 212-684-9400

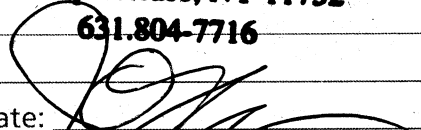
Address: 260 Madison Avenue, 15th Floor, New York, NY 10016

Email: Allison@Afurmanlaw.com

Signature/Date:  9/10/25

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

**B. To be completed by Plaintiff's Rep.**

Name: **John O'Keefe**  
Address: **Pinnacle Court Service**  
**49 Andrew Ave**  
**Islip Terrace, NY 11752**  
Telephone: **631.804-7716**  
Email: \_\_\_\_\_  
Signature/Date: 

**C. To Be Completed by Purchaser**

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone: \_\_\_\_\_  
Email: \_\_\_\_\_  
Signature/ Date: \_\_\_\_\_

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