

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

JPMORGAN CHASE BANK, N.A.,

Plaintiff,

-vs-

ROOSEY KHAWLY; MARY THERESA KHAWLY;  
BOARD OF MANAGERS OF MUSEUM TOWER  
CONDOMINIUM; BIRCH HILL REAL ESTATE LLC;  
ELLSWORTH REAL ESTATE LLC; EG REAL  
ESTATE LLC; TR REAL ESTATE LLC; NH REAL  
ESTATE LLC; KEWAUNEE REAL ESTATE LLC;  
REAL ESTATE LLC; MAPLE LANE REAL ESTATE  
LLC; M REAL ESTATE LLC; MENOMINEE REAL  
ESTATE LLC; MINERAL POINT REAL ESTATE LLC;  
PARKSIDE REAL ESTATE LLC; MOUTH REAL  
ESTATE LLC; WILLIAMS BAY ASSISTED LIVING  
LLC; TNIOP REAL ESTATE LLC; WILLIAMS BAY  
REAL ESTATE LLC; WISCONSIN RAPIDS REAL  
ESTATE LLC; RICE HEALTHCARE FACILITIES OF  
WISCONSIN INC.; RHCF INC.; RHCF TWO INC.;  
RICE HOUSING FACILITIES INC.; RICE HOUSING  
FACILITIES TWO INC.; NEW YORK CITY PARKING  
VIOLATIONS BUREAU; NEW YORK CITY  
ENVIRONMENTAL CONTROL BOARD,

Defendants.

**INDEX NO.: 850464/2023**

**FORECLOSURE ACTION**  
**SURPLUS MONIES FORM**

Part \_\_\_\_\_  
Hon. FRANCIS A. KAHN,  
III  
JUSTICE PRESIDING

Property Address: 15 West 53rd Street, Unit 29A, New York, NY 10019 AND 15 West 53rd Street, Unit 29F, New York, NY 10019 AND 15 West 53rd Street, Unit 30A, New York, NY 10019

Sale Date: JANUARY 21, 2026

Sale Time: 2:15 PM

- |  |                              |                             |
|--|------------------------------|-----------------------------|
| A. Are surplus funds anticipated?                                | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| B. Total Debt Bid under Judgment of Foreclosure*                 | \$11,823,590.55              |                             |
| Plaintiff's Final Bid  | \$ 7,200,000 -               |                             |
| Winning Bid  | \$ 7,200,000 -               |                             |
| Surplus anticipated (Winning Bid less Total Debt Bid)*†          | \$ 0                         |                             |
| C. To be completed by Referee conducting the sale (please print) |                              |                             |

Name: CLARK A WHITSETT Telephone: 718-850-0003  
Address: 66-05 WOODHAVEN BLVD REGO PARK, NY 11374  
E-mail Address: CLARK@WHITSETT.LAW.COM  
Signature and Date: Clark Whitsett 1/21/26

**D. To be completed by Plaintiff's Representative**

Name (please print)

Kim CARMINO - As AgentAddress: 28 E Main Street, Suite 1800  
Rochester, NY 14614

E-mail Address:

[sales@feinsuchcrane.com](mailto:sales@feinsuchcrane.com)Telephone: (585) 232-7400

Signature and Date:

Kim Carmino 1/21/26**E. To be completed by Third-Party Purchaser or Purchaser's Representative (if applicable)**

Name (please print)

Address:

E-mail Address:

Telephone:

Signature and Date:

\*Subject to final review and calculation to be determined in the Report of Sale

† If Total Debt Bid is greater than or equal to Winning Bid, enter -0-.