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FORECLOSURE ACTION SURPLUS MONIES FORM

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

COUNTY OF NEW YORKWELLS 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-

507 W 139 LLC, DOUGLAS PETERSON, MAURICE ARLOS,
MICHAEL FORDHAM, NEW YORK CITY DEPARTMENT OF
FINANCE and NEW YORK CITY ENVIRONMENTAL
CONTROL BOARD,

Defendant.

Index No. 850501/2023

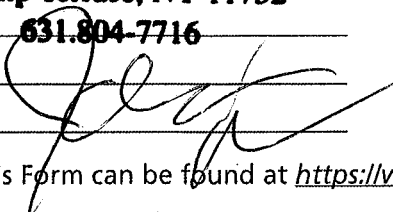
MORTGAGED PROPERTY:

507 West 139th Street, New York, New
York 10031COUNTY: New YorkSBL #: Block 2071, Lot 25Sale Date: 6/4/2025**A. To be completed by the Referee**1. Final Judgment Amount per Judgment: \$ 7,355,449.752. Adjusted Judgment Amount (Upset Price): \$ 7,669,231.59

(This is the total amount due to the bank after post-sale disbursements, fees, taxes, utilities, etc.)

3. Sale Price: \$ 500

(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) \$ 0.00***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:\$ 1,450.00Referee Name: Elaine ShayTelephone: (212) 520-2690Address: 880 3rd Avenue, 5th Floor, New York, New York 10022Email: elaine@eshayesq.comSignature/Date:  6/4/2025**If plaintiff is also the purchaser, complete both B. and C.***B. To be completed by Plaintiff's Rep.**Name: John O'KeefeAddress: Pinnacle Court Service49 Andrew AveIslip Terrace, NY 11752Telephone: 631.804-7716Email: Signature/Date: **C. To Be Completed by Purchaser**

Name: _____

Address: 

Telephone: _____

Email: Signature/Date:  6/4/25Additional Copies of this Form can be found at <https://www.nycourts.gov/forms/foreclosure/>