

**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

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-

174 W 137 LLC, DOUGLAS PETERSON,
MAURICE ARLOS, and NEW YORK CITY
DEPARTMENT OF FINANCE,

Defendant.

Index No. 850498/2023

MORTGAGED PROPERTY:

174 West 137th Street, New York, New
York 10030

COUNTY: New York

SBL #: Block 1921, Lot 55

Sale Date: 6/11/2025

A. To be completed by the Referee

1. Final Judgment Amount per Judgment: \$ 8,116,397.95

2. Adjusted Judgment Amount (Upset Price): \$ 8,612,316.60

(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:

\$ 1,450.00

Referee Name: Clark Whitsett

Telephone: (718) 850-0003

Address: 6605 Woodhaven Boulevard, Rego Park, NY 11374

Email: clark@whitsettlaw.com

Signature/Date:  6/11/25

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

B. To be completed by Plaintiff's Rep.

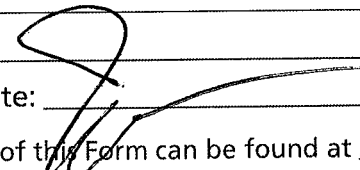
Name: John O'Keefe

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/>