

PRESENT: HON. LAWRENCE KNIPEL
JUSTICE OF THE SUPREME COURT

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF KINGS

9/1/21

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GOLDEN BRIDGE LLC d/b/a GOLDEN BRIDGE
FUNDING, LLC,

Index No.: 503750/20

Plaintiff,

-against-

ORDER OF
REFERENCE AND
DEFAULT JUDGMENT

MEI ZHEN LIU, BI FENG ZHOU, FA MING LIU;
DEPARTMENT OF HOUSING PRESERVATION
& DEVELOPMENT, JOHN DOE # 1 - # 50,
JANE DOE # 1 - # 50, the last two names being
fictitious; it being intended to name all other
parties who may have some interest in or lien
upon the premises described in the complaint,

Defendants.

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Upon the Summons and Complaint and Notice of Pendency of this action,
all filed in the Kings County Clerk's Office on February 13, 2020, and upon the
reading of the Affirmation of Stephen I. Feder, dated November 20, 2020,
Affirmation of Warren S. Dank, Esq. dated November 20, 2020, and along with all
other exhibits annexed hereto, and after due deliberation thereon, it is hereby;

ORDERED, that Plaintiff's Motion for a Default Judgment is granted
without opposition; and it is further

ORDERED, that the names of "John Doe" No. "1" through "John Doe" No.
"50" and "Jane Doe" No. "1" through "Jane Doe" No. "50" are stricken from the
caption, and it is further

ORDERED, that the caption of this action is amended to read as follows:

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF KINGS

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GOLDEN BRIDGE LLC d/b/a GOLDEN BRIDGE FUNDING, LLC, Index No.: 503750/20

Plaintiff,

-against-

MEI ZHEN LIU, BI FENG ZHOU, FA MING LIU,
DEPARTMENT OF HOUSING PRESERVATION
& DEVELOPMENT

Defendants,
-----X

ORDERED, (i) that this action is hereby referred to Bart Russo Esq., with an office at Bairundo, Zual 111 John St. NY NY who is 212-608-8840

hereby appointed Referee to ascertain and compute the amount due and owing to Plaintiff for default interest, late fees, attorneys' fees, together with any monies advanced and paid to protect both of Plaintiff's Mortgages, including taxes, assessments, waters charges, sewer, rents, insurance premiums and any other expenses to repair and preserve 8789 17th Avenue, Brooklyn, New York 11214 a/k/a Block 6433, Lot 30 that become due and owing Plaintiff is entitled to upon which Plaintiff seeks to foreclose hereinafter; (ii) to compute the amounts due those defendants, if any, who are prior incumbrancers of the premises owned by Defendant; (iii) to examine and report whether the property can be sold in parcels; (iv) that the Referee shall not be required to notice a hearing or conduct a hearing; (v) that Plaintiff may submit to the Referee its proof by Affidavit; and

(vi) that the Referee report to this Court with all convenient speed no later than 30 days of this Order, and it is further

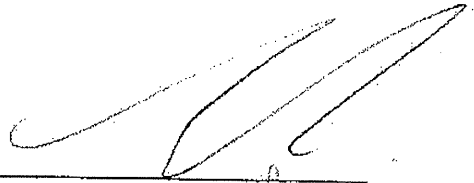
ORDERED, that by accepting this appointment, the Referee certifies that he/she is in compliance with Part 36 of the Rules of the Chief Judge (22 NYCRR Part 36), including, but not limited to § 36.2(c) ("Disqualification from Appointment"), and § 36.2(d) ("Limitations on Appointments based upon Compensation"), and it is further

ORDERED, that pursuant to CPLR 8003(a) (the statutory fee of ~~\$50.00~~ ^{\$350} (in the discretion of the Court a fee of \$ _____), shall be paid to the Referee for the computation stage and upon the filing of his/he report; and it is further

ORDERED, that the Referee is prohibited from accepting or retaining any further for him/herself or paying funds to him/herself without compliance with Part 36 of the Rules of the Chief Administrative Judge and it is further

ORDERED, that if required, the Referee may take testimony pursuant to RPAPL 1321.

ENTER:



Hon. Kinpel, J.S.C.