

SEQUENCE NO. 3

PRESENT: HON. ALLAN B. WEISS, J.S.C.  
JUSTICE OF THE SUPREME COURT

SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF QUEENS

At I.A.S. Part 2 of the Supreme Court  
of the State of New York, held in and for  
the County of Queens, at the Queens  
Courthouse thereof, located at 88-11  
Sutphin Blvd., Jamaica, NY 11435

on the 6 day of Sept, 2022.

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

Index No.: 716234/19

Plaintiff,

-against-

111-25 LLC a/k/a  
111-25 116 LLC, ENVIRONMENTAL CONTROL  
BOARD, 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,

ORDER OF REFERENCE  
AND SUMMARY  
JUDGMENT

FILED

9/6/2022

4:25 PM

Defendants.  
-----X

COUNTY CLERK  
QUEENS COUNTY

Upon the Summons and Complaint and Notice of Pendency of this action,  
all filed in the Queens County Clerk's Office on September 23, 2019, and upon  
the filing of Plaintiff's Motion for Summary Judgment and to Appoint Referee to  
Compute Pursuant to RPAPL § 1321, and along with all other exhibits annexed  
thereto, and after due deliberation thereon, it is hereby;

Upon proof that each of the Defendants herein have been duly served with  
the Summons and Complaint in this Action; and

Upon a Notice of Appearance and Verified Answer filed by Defendant 111-  
25 116 LLC on March 7, 2022;

And it appearing to the satisfaction of this Court that this Action was  
brought to foreclose a mortgage on real property located at 111-23/25 116  
Street, South Ozone Park, New York 11420 a/k/a Block 11621, Lot 54;  
and upon reading and filing the decision of the court dated July 29, 2022;

NOW, on Motion by Warren S. Dank, Esq., P.C., attorney for Plaintiff, it is  
hereby

ORDERED, that Defendant 111-25 116 LLC's Answer is being stricken, and that Plaintiff's Motion for a Summary Judgment is granted; 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 QUEENS

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

Index No.: 716234/19

Plaintiff,

-against-

111-25 116 LLC, ENVIRONMENTAL CONTROL  
BOARD,

Defendants.  
-----X

f  
REF

ORDERED, (i) that this action is hereby referred to Jerry Merola Esq., with an office at 2980 Grand Ave, Suite 200 Baldwin, NY 11510 who is 516-887-1975 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 111-23/25 116 Street, South Ozone Park, New York 11420 a/k/a Block 11621, Lot 54 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 incumbancers of the

premises owned by Defendant; (iii) to examine and report whether the property can be sold in parcels; and (iv) 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 ~~\$350.00~~, <sup>x 500</sup> 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

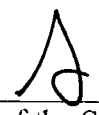
**ORDERED**, that if required, the Referee may take testimony pursuant to RPAPL 1321; and it is further

**ORDERED**, that a copy of this Order with Notice of Entry shall be served upon all parties, the owner of the equity of redemption, any tenants named in this action and any other party entitled to notice, including the Referee appointed herein.

**FILED**

ENTER,

**9/6/2022  
4:25 PM**

  
Justice of the Supreme Court

**COUNTY CLERK  
QUEENS COUNTY** 3 of 3

9/6/22