

At an IAS part 41 of the Supreme Court
Located at 100 Supreme Ct Dr, Mineola NY
11501. On the 6th day of March, 2023

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF NASSAU

-----X
SUSAN ELIZABETH LIPOW a/k/a SUSAN
LEHRMAN,

Index No.: 611964/21

MONEY JUDGMENT

Plaintiff,

-against-

LAFFEY FINE HOMES OF NEW YORK LLC
d/b/a LAFFEY REAL ESTATE,

Defendant.

-----X

Upon the Court granting Plaintiff Susan Elizabeth Lipow a/k/a Susan Lehrman's Motion for Summary Judgment as to liability as against Defendant Laffey Fine Homes of New York LLC d/b/a Laffey Real Estate and scheduling an Inquest Hearing to determine the amount of damages to be awarded to Plaintiff Susan Elizabeth Lipow a/k/a Susan Lehrman;

Upon the Court conducting an Inquest Hearing on February 23, 2023 to ascertain the damages to be awarded to Plaintiff Susan Elizabeth Lipow a/k/a Susan Lehrman, and upon hearing the testimony of the witness and reviewing the documents that have been moved into evidence as against Defendant Laffey Fine Homes of New York LLC d/b/a Laffey Real Estate; it is

ADJUDGED that Plaintiff Susan Elizabeth Lipow a/k/a Susan Lehrman ("Plaintiff") with her principal place of business located 241 Post Avenue, Westbury, New York 11590 is awarded a Money Judgment against Laffey Fine Homes of New York LLC d/b/a Laffey Real Estate ("Defendant"), with its principal place of business located at 55 Northern Boulevard, Suite 201, Greenvale, New York 11548 and that Plaintiff recover from

Defendant the sum of \$115,880.42 representing rent and late fees due and owing from April 1, 2020 through November 9, 2022 as follows: \$36,278.30 (\$3,627.83 @ 10 months) for time period of April 1, 2020 through January 31, 2021; \$78,375.36 (\$3,732.16 @ 21 months) for time period of February 1, 2021 through October 31, 2022 and \$1,226.76 for the period time period of November 1, 2022 through November 9, 2022 and \$6,387.50 representing legal fees due and owing making a total sum of \$122,267.92 due and owing Plaintiff by Defendant, and that Plaintiff shall be entitled to submit and enter judgment as against Defendant in such amount and that the Clerk shall enter judgment forthwith, **AND PLAINTIFF SHALL HAVE EXECUTION THEREOF.**

[Handwritten signature]
 JSC

ENTERED

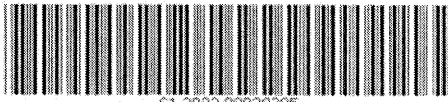
MAR 09 2023
 NASSAU COUNTY
 COUNTY CLERK'S OFFICE

ENTER:
[Handwritten signature: Felice J. Muraca]
 Hon. Felice J. Muraca, J.S.C. ^{RB}
 OK A.S. TO FORM

Judgment entered this ____ day of March 2023

 CLERK

Nassau County
Maureen O'Connell
County Clerk
Mineola, NY 11501



61 2023 00029295

Ref ID#: EC 21 611964

Instrument Number: 2023- 00029295

As

JE1 - ELECT JUDG SUPREME COURT MONEY

Recorded On: March 09, 2023

Parties: SUSAN ELIZABETH LIPOW

TO LAFFEY FINE HOMES OF NEW YORK LLC

Num Of Pages: 4

Recorded By: WARREN S DANK

Comment:

**** Examined and Charged as Follows: ****

JE1 - ELECT JUDG SUPREME CC 0.00

Recording Charge: 0.00

**** THIS PAGE IS PART OF THE INSTRUMENT ****

I hereby certify that the within and foregoing was recorded in the Clerk's Office For: Nassau County, NY

File Information:

Record and Return To:

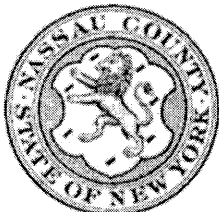
Document Number: 2023- 00029295

Receipt Number: 2819560

Recorded Date/Time: March 09, 2023 10:36:26A

Book-Vol/Pg: Bk-K VI-808 Pg-311

Cashier / Station: 0 BMP / NCCL-3KYSH03



County Clerk Maureen O'Connell