

SEQUENCE NO. 1

PRESENT: HON. LEONARD LIVOTE,
JUSTICE OF THE SUPREME COURT
SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF QUEENS

At I.A.S. Part 33 of the Supreme Court
of the State of New York, held in and for
the County of Queens, at the Queens
Courtthouse thereof, located at 88-11
Sutphin Blvd., Jamaica, NY 11435
on the 4 day of August, 2023.

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

Index No.: 706280/23

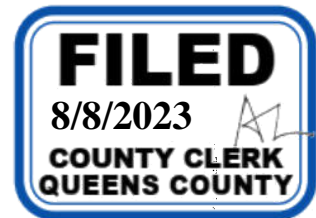
ORDER OF REFERENCE

Plaintiff,

-against-

JOEY 162 INC., NEW YORK STATE
DEPARTMENT OF TAXATION AND FINANCE,
NEW YORK CITY DEPARTMENT OF
TAXATION AND FINANCE, PARKING
VIOLATIONS BUREAU, JOHN DOE # 1 - # 10,
JANE DOE # 1 - # 10, 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.



Upon the Summons and Complaint and Notice of Pendency of this action,
all filed in the Queens County Clerk's Office on March 24, 2023, and upon the
filing of Plaintiff's Motion for Default Judgment and to Appoint Referee to
Compute pursuant to RPAPL § 1321 ("Motion"), and along with all other exhibits
annexed hereto, and after due deliberation thereon, and

Upon proof that none of the Defendants herein submitted opposition
papers to Plaintiff's Motion; and

Upon the Court granting Plaintiff's Motion and after appearing to the
satisfaction of this Court that this Action was brought to foreclose a mortgage on
real property located at 87-31 162 Street, Jamaica, New York 11432 a/k/a Block
9771, Lots 9 & 13, it is hereby;

ORDERED, that the motion is granted without opposition; and it is further

REF *Peter Wolf* **ORDERED**, (i) that this action is hereby referred to *Ans Blud #223* Esq., with an office at *12510 Kew Gardens NY 11415* who is 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 87-31 162 Street, Jamaica, New York 11432 a/k/a Block 9771, Lots 9 & 13 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; 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, 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

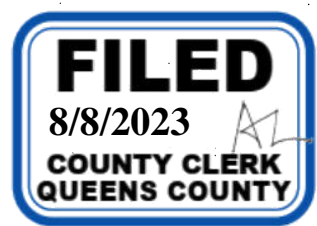
RPAPL 1321; and it is further

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.

ENTER,



J.S.C.



DV