

**MEMORANDUM**

SUPREME COURT-QUEENS COUNTY  
IAS PART 23

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

Plaintiff,

-against-

MECCA INVESTORS INC., TD BANK N.A., :  
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.

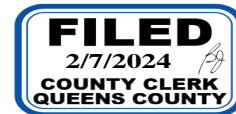
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Index No.: 717189/23

BY: ALOMAR, K.

MOTION DATE: 2/1/24

MOTION SEQ. NO. 1



This is an action to foreclose a mortgage lien against real property known as 104-12 170<sup>th</sup> Street, Jamaica, New York 11433 a/k/a Block 10226, Lot 76 and 104-15 a/k/a 104-21 170<sup>th</sup> Street, Jamaica, New York a/k/a Block 10226, Lot 72. Plaintiff moves for an order: appointing a referee to compute the amount due to plaintiff, together with any monies advanced and paid to protect Plaintiff's Mortgage, including taxes, assessments, waters charges, sewer, rents, insurance premiums and any other expenses to repair and preserve 104- 12 170th Street, Jamaica, New York 11433 a/k/a Block 10226, Lot 76, and 104-15 a/k/a 104-21 170th Street, Jamaica, New York a/k/a Block 10226, Lot 72 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; and (iii) to examine and report whether the property can be sold in one parcel.

Plaintiff has made a prima facie showing of entitlement to judgment as a matter of law by submitting a copy of the subject mortgage, underlying note, and proof of default (*see GRP Loan, LLC v Taylor*, 95 AD3d 1172 [2d Dept 2012]; *Capstone Business Credit, LLC v Imperia Family Realty, LLC*, 70 AD3d 882 [2d Dept 2010]; *EMC Mtge. Corp. v Riverdale Assoc.*, 291 AD2d 370 [2d Dept 2002]). Defendants did not oppose the motion and as such failed to raise a triable issue of fact.

Accordingly, the motion is granted. A referee to compute shall be named in the order to be entered hereon.

Motion support to review the included proposed order.

Dated: February 7, 2024



  
HON. KARINA E. ALOMAR, J.S.C