

**57th St. Vacation Owners Assn., Inc. v SSNN-2210
Midwest Rd. LLC**

2019 NY Slip Op 31075(U)

April 10, 2019

Supreme Court, New York County

Docket Number: 850252/2016

Judge: Arlene P. Bluth

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SUPREME COURT OF THE STATE OF NEW YORK
NEW YORK COUNTY

PRESENT: HON. ARLENE P. BLUTH PART IAS MOTION 32

Justice

57TH ST. VACATION OWNERS ASSOCIATION, INC., BY AND THROUGH ITS BOARD OF DIRECTORS, Plaintiff, INDEX NO. 850252/2016 MOTION DATE 04/03/2019 MOTION SEQ. NO. 002

- v -

SSNN-2210 MIDWEST RD. LLC, 57TH STREET VACATION OWNERS ASSOCIATION, INC.,

DECISION, JUDGMENT OF FORECLOSURE & SALE

Defendants.

The following e-filed documents, listed by NYSCEF document number (Motion 002) 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42 were read on this motion to/for JUDGMENT - FORECLOSURE & SALE

Upon the Summons, Complaint, and Notice of Pendency filed in this action on the December 16, 2016, the Notice of Motion dated February 26, 2019, the affirmation by plaintiff's counsel, together with the exhibits annexed thereto, all in support of Plaintiff's motion for a Judgment of Foreclosure and Sale; and

Upon proof that each of the defendants herein has been duly served with the Summons and Complaint in this action, and has not served any answer to the Complaint or otherwise appeared, nor had their time to do so extended; and it appearing that more than the legally required number of days has elapsed since defendants were so served; and Plaintiff having established to the court's satisfaction that a judgment against defendants is warranted; and

Upon plaintiff's showing pursuant to RPAPL 1321(2) that defendants are not absent; and A Referee having been appointed to compute the amount due to Plaintiff upon the bond/note and lien set forth in the Complaint and to examine whether the property can be sold in parcels; and

Upon reading the report of the Referee, Mark McKew, Esq., who was appointed to calculate the amount due to plaintiff, which found the amount due to be \$11,309.97 as of September 27, 2018, and that the fractional timeshare interest in the property may not be sold in parcels;

Upon proof of due notice of this motion upon all parties entitled to receive such notice; and upon all the prior proceedings and papers filed herein, it is hereby

ORDERED and ADJUDGED that the motion by plaintiff to confirm the Referee's report and for a judgment of foreclosure and sale is granted without opposition; and it is further

ORDERED that the property described in the complaint and as described in this judgment, or such part thereof as may be sufficient to discharge the debt, the expense of sale and the costs of this action as provided in the RPAPL be sold within 90 days of this judgment, in one parcel, at a public auction at the New York County Courthouse located at 60 Centre Street, New York, New York under the direction of Mark McKew, Esq., who is appointed Referee for this purpose; and it is further

ORDERED that the Referee shall give public notice of the time and place of sale in accordance with RPAPL 231(2) ^{one of} in the following publication: ^s *The New York Law Journal or The Jewish Press at plaintiff's option*; and the referee need not conduct the sale unless plaintiff shall provide the referee with proof of publication of the notice of sale, and if the sale is adjourned due to plaintiff's failure to provide such proof, then said adjournment shall not be considered at the referee's request; and it is further

ORDERED that by accepting this appointment the Referee certifies that she/he 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) ("Disqualifications from appointment"), and §36.2 (d) ("Limitations on

HON. ARLENE P. BLUTH

appointments based upon compensation”), and, if the Referee is disqualified from receiving an appointment pursuant to the provisions of that Rule, the Referee shall immediately notify the Appointing Judge; and it is further

ORDERED that the Referee is prohibited from accepting or retaining any funds for herself/himself 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 the Referee shall conduct the foreclosure sale only if Plaintiff, its successors and/or assignees or its representatives is present at the sale or the Referee has received a written bid and Terms of Sale from Plaintiff, its successors and/or assigns, or its representatives; and it is further

ORDERED that if the Referee cannot conduct the sale within 90 days of the date of this judgment, plaintiff must make a motion to extend the time to sell the subject property explaining the reasons for the delay; and it is further

ORDERED that at the time of sale the Referee may accept a written bid from the Plaintiff or the Plaintiff’s attorney, just as though Plaintiff were physically present to submit said bid; and it is further

ORDERED that the Referee shall accept the highest bid offered by a bidder who shall be identified upon the court record, and shall require that the successful bidder immediately execute Terms of Sale for the purchase of the property, and pay to the Referee in cash, certified check or bank check, ten percent (10%) of the sum bid, unless the successful bidder is Plaintiff, in which case no deposit against the purchase process shall be required and it is further

ORDERED that notwithstanding the previous paragraph, the Referee shall have the right to refuse cash payments and require a bank or certified check from the successful bidder and the

Referee shall be entitled to qualify bidders and require bidders to show proof of funds before or during the auction; and it is further

ORDERED that in the event the first successful bidder fails to execute the Terms of Sale or fails to immediately pay the ten percent (10%) deposit as required, the property shall be immediately reoffered at auction on the same day; and it is further


ORDERED the Referee shall deposit the down payment and proceeds of sale, as necessary in an FDIC-insured bank where the Referee has an account for that purpose in accordance with CPLR 2609; and it is further

ORDERED that after the property is sold, the Referee shall execute a deed to the purchaser in accordance with RPAPL 1353 and the terms of sale (which shall be deemed a binding contract); and it is further

ORDERED that in the event a party other than Plaintiff becomes the purchaser at the sale, the closing of title shall be held no later than 30 days after the date of such sale unless otherwise stipulated by all parties to the sale and the Referee; and it is further

ORDERED that the Referee, after receiving the proceeds of the sale, shall pay (from the proceeds) the taxes, assessments, sewer rents, or water rates, which are, or may, become liens on the property, in accordance with their priority according to law with such interest or penalties which may have lawfully accrued thereon to the date of payment; and it is further

ORDERED that the Referee shall deposit the balance of the proceeds from the sale in his/her own name as Referee in an FDIC-insured bank where the Referee has an account for that purpose and shall make the following payments in accordance with RPAPL 1354:

- # 750-
\$1100
- 
1. The Referee's fees for conducting the sale, which are ~~\$1100~~ Plaintiff shall compensate the Referee in the sum of \$350 for each adjournment or cancellation made on less than two business days' notice unless the Referee caused the delay.
 2. All taxes, assessments and water rates that are liens upon the property and monies necessary to redeem the property from any sales for unpaid taxes, assessments or water rates and any other amounts due in accordance with RPAPL 1354(2). The purchaser shall be responsible for interest and penalties accrued *after* the sale. The Referee shall not be responsible for the payment of penalties or fees pursuant to this appointment. The purchaser shall hold the Referee harmless from any such penalties or fees assessed;
 3. The expenses of the sale and the advertising expenses as shown on the bills presented and certified by the Referee to be correct, copies of which shall be annexed to the report of sale.
 4. The Referee shall also pay to the Plaintiff or its attorneys the following:
 - a. Amount Due from the Referee's Report \$11,309.87 together with interest at the rate set forth in the note and lien from the date specified in the Referee's report, together with legal interest from the date of entry hereof, together with advances from the date specified in said report, together with any advances as provided which Plaintiff had made pending consummation of the foreclosure sale, not included in the computation, upon presentation of receipts for said expenditures to the Referee, until the date the deed is transferred;

HON. ARLENE P. BLUTH

- b. Costs and Disbursements: \$1,845.00 to Plaintiff for costs and disbursements in this action with interest at the statutory judgment rate from the date of entry of this judgment;
 - c. Additional Allowance: \$0.00
 - d. Reasonable Attorneys' Fees: \$3,500
5. Surplus monies from the sale shall be paid into Court by the Referee within five days after receipt in accordance with RPAPL 1354(4) and proof of said deposit shall be uploaded to NYSCEF within two days thereafter; and it is further

ORDERED that if Plaintiff is the purchaser of the property, or in the event that the rights of the purchasers at the sale and the terms of sale under this judgment shall be assigned to or be acquired by Plaintiff, and a valid assigned is filed with the Referee, the Referee shall not require Plaintiff to pay in cash the entire amount bid at sale, but shall execute and deliver to Plaintiff or its assignee, a deed or deeds of the property sold upon the payment to said Referee of the amounts specified as 1, 2, and 3 above, and the Referee shall allow Plaintiff to pay the amounts specified in 2 and 3 above when it is recording the deed; that the balance of the bid, after deducting the amounts paid by Plaintiff shall be applied to the amount due to Plaintiff as specified in 4 above; that Plaintiff shall pay any surplus after applying the balance of the bid to the Referee, who shall deposit it in accordance with 5 above; and it is further

ORDERED that all expenses of recording the Referee's deed, including real property transfer taxes, which is not a lien upon the property at the time of sale, shall be paid by the plaintiff from the sale proceeds;

ORDERED that if the property is sold in one parcel in “as is” physical order and condition, subject to any condition that an inspection of the property would disclose; any facts that an accurate survey of the property would show; any covenants, restrictions, declarations, reservations, easements, right of way, and public utility agreements of record, if any; any building and zoning ordinances of the municipality in which the mortgaged property is located and possible violations of same; any rights of tenants or persons in possession of the subject property; prior liens of record, if any, except those liens addressed in RPAPL 1354, any equity of redemption of the United States of America to redeem the property within 120 days from the date of sale, any rights pursuant to CPLR 317, 2003 and 5015 or any appeal of the underlying action or additional litigation brought by any defendant or its successor or assignee contesting the validity of this foreclosure; and it is further

ORDERED that the purchaser be let into possession of the property upon production in hand of the Referee’s Deed or upon personal service of the Referee’s deed in accordance with CPLR 308; and it is further

ORDERED that defendants in this action and persons claiming through them and any person obtaining an interest in the property after the Notice of Pendency are barred and foreclosed of all right, claim, lien, title, and interest in the property after the sale of the property; and it is further

ORDERED that within 14 days after completing the sale and executing the proper conveyance to the purchaser, the Referee shall file with the clerk a report under oath of the disposition of the proceeds of the sale and upload the report to NYSCEF if it is an e-filed case; and it is further

ORDERED that if the purchaser or purchasers at said sale default upon the bid or terms of sale, the Referee may place the property for resale without prior application to this Court unless Plaintiff's attorney elect to make such an application; and it is further

ORDERED that Plaintiff shall serve a copy of this judgment with notice of entry upon the owner of the equity of redemption, any tenants named in this action, and any other parties entitled to service, including the Referee appointed herein; and it is further

ORDERED that nothing herein shall be deemed to relieve Plaintiff of any obligation imposed by RPAPL 1307 or 1308 to secure and maintain the property until ownership of the property has been transferred and the deed duly recorded; and it is further

ORDERED that when the Referee files a report of sale, she or he shall also file a Foreclosure Action Surplus Monies Form and also upload this document to NYSCEF; and it is further

ORDERED that Plaintiff shall file a written report with the Court (via NYSCEF) within 5 months from the date of this judgment stating whether the sale has occurred and, if applicable, the outcome of the sale; and it is further

ORDERED that the Referee shall e-mail Thomas Maser (tmmaser@nycourts.gov) to inform the Court about the auction date; and it is further

ORDERED that, without further order of the Court, the referee shall be entitled to an additional fee of \$950 for conducting and attending a closing with a purchaser other than plaintiff, plus, if such a closing is scheduled for the referee's conference room, then the referee shall be entitled to a reasonable fee for use thereof, without further order of the Court.

A description of the time share unit, the mortgaged premises, a .009864% undivided tenant in common interest in the Timeshare Unit located at 102 West 57th Street, New York, New York 10019 Block 1009, Lot 37, is contained the annexed exhibit A.

4-10-19



DATE

ARLENE P. BLUTH, J.S.C.

HON. ARLENE P. BLUTH

CHECK ONE:

<input checked="" type="checkbox"/>	CASE DISPOSED	<input type="checkbox"/>	DENIED
<input checked="" type="checkbox"/>	GRANTED		
<input type="checkbox"/>	SETTLE ORDER		
<input type="checkbox"/>	INCLUDES TRANSFER/REASSIGN		

<input type="checkbox"/>	NON-FINAL DISPOSITION	<input type="checkbox"/>	OTHER
<input type="checkbox"/>	GRANTED IN PART		
<input type="checkbox"/>	SUBMIT ORDER		
<input type="checkbox"/>	FIDUCIARY APPOINTMENT	<input type="checkbox"/>	REFERENCE

APPLICATION:

CHECK IF APPROPRIATE:

EXHIBIT "A"
57th STREET VACATION SUITES
LEGAL DESCRIPTION

A fee simple Ownership Interest in the Project consisting of a .009864% undivided tenant in common interest in 57th STREET VACATION SUITES, as described in the Declaration of Covenants, Conditions and Restrictions dated October 10, 2008 and recorded in the Office of the City Register, City of New York, New York County, New York on October 31, 2008 as CRFN 2008000426142, and all exhibits attached thereto (the "Declaration") as amended from time to time.

Together with the following:

(a) The right to reserve a Time Period and use and occupy a Suite of a **STUDIO PLUS** Suite Configuration, on a floating use basis **EVERY YEAR**, in accordance with, and subject to the Declaration, as amended, together with the right in common with Owners of all other Suites to use and enjoy the **Common Areas** of the Project during the Occupancy Period reserved to each aforesaid Vacation Ownership Interest; and

(b) Membership in the Hikon Grand Vacations Club.

The description of the land set forth in the Declaration is more particularly described as follows:

Parcel I:

All that certain plot, piece or parcel of land, situate, lying and being in the Borough of Manhattan, County, City and State of New York, bounded and described as follows:
BEGINNING at a point on the southerly side of West 57th Street distant 100 feet westerly from the corner formed by the intersection of the southerly side of West 57th Street with the westerly side of 6th Avenue;
RUNNING THENCE southerly parallel with the westerly side of 6th Avenue 100 feet 5 inches to the center line of the block;
RUNNING THENCE westerly along the center line of the block and parallel with the southerly side of West 57th Street 55 feet;
THENCE northerly and parallel with the westerly side of 6th Avenue partly through a party wall 100 feet 5 inches to the southerly side of West 57th Street;
RUNNING THENCE easterly and along the southerly side of West 57th Street 55 feet to the point or place of **BEGINNING**.

Parcel II:

All that certain plot, piece or parcel of land, situate, lying and being in the Borough of Manhattan, County, City and State of New York, bounded and described as follows:
BEGINNING at a point on the southerly side of West 57th Street distant 155 feet westerly from the intersection of the westerly side of Avenue of the Americas (formerly Sixth Avenue) and the southerly line of 57th Street;
RUNNING THENCE westerly and along the said southerly line of West 57th Street 20 feet;
THENCE southerly and parallel with the westerly side of Avenue of the Americas and through a party wall 100 feet 5 inches to the center line of the block;
THENCE easterly along said center line 20 feet;
THENCE northerly and parallel with the westerly line of Avenue of the Americas and through a party wall 100 feet 5 inches to the southerly side of West 57th Street, the point or place of **BEGINNING**.

Project 82 Interval Control Number: 408-25

Section: 4

Contract No. 82-2381

Block: 1009

File No. 23280.0033

Lot: 37

County: New York

Property Address: 102 West 57th Street