

Bil-Man Asset Mgt. LLC v M & T 99 Lafayette Inc.
2019 NY Slip Op 33608(U)
December 9, 2019
Supreme Court, New York County
Docket Number: 850007/2019
Judge: Arlene P. Bluth
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SUPREME COURT OF THE STATE OF NEW YORK
NEW YORK COUNTYPRESENT: HON. ARLENE P. BLUTH

PART

IAS MOTION 32

Justice

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BIL-MAN ASSET MANAGEMENT LLC,

Plaintiff,

INDEX NO. 850007/2019MOTION DATE 12/04/2019MOTION SEQ. NO. 001

- v -

M & T 99 LAFAYETTE INC., MIRANDA Q. LI, RACHAEL
LEE, SUK CHING CHAN, NEW YORK STATE
DEPARTMENT OF TAXATION AND FINANCE, NEW YORK
CITY DEPARTMENT OF FINANCE, PARKING
VIOLATIONS BUREAU OF THE CITY OF NEW YORK,
NEW YORK CITY ENVIRONMENTAL CONTROL BOARD,
UNITED STATES OF AMERICA INTERNAL REVENUE
SERVICE, JOHN DOE #1 THROUGH JOHN DOE #12,

Defendant.

DECISION + ORDER ON
MOTION, ORDER OF
REFERENCE

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The following e-filed documents, listed by NYSCEF document number (Motion 001) 44, 45, 46, 47, 48,
49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76,
77, 78, 79, 80

were read on this motion to/for

JUDGMENT - SUMMARY

Upon the foregoing documents, it is

ORDERED that the motion by plaintiff for summary judgment is granted and the answer
and affirmative defenses of defendants M & T 99 Lafayette and Miranda Q. Li are severed and
dismissed; and it is further

ORDERED that plaintiff is awarded a default judgment against the non-appearing
defendants; and it is further

ORDERED that

Ann Pinass Berman, Esq. with an address of
60 East 42nd St, 40th floor, NY NY 10015 is hereby appointed Referee in
212-867-5464

accordance with RPAPL § 1321 to compute the amount due to Plaintiff and to examine whether the tax parcel can be sold in parcels; and it is further

ORDERED that the Referee shall hold no hearing and take no testimony or evidence other than by written submission; the Court is the ultimate arbiter and the Referee's report is merely an advisory finding; and it is further

ORDERED that by accepting this appointment the Referee certifies that 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 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, pursuant to CPLR 8003(a), and in the discretion of the court, a fee of \$350 shall be paid to the Referee for the computation of the amount due and upon the filing of his report and the Referee shall not request or accept additional compensation for the computation unless it has been fixed by the court in accordance with CPLR 8003(b); and it is further;

ORDERED that the Referee is prohibited from accepting or retaining any funds for himself or paying funds to himself without compliance with Part 36 of the Rules of the Chief Administrative Judge; and it is further

ORDERED that plaintiff shall forward all necessary documents to the Referee and to defendants who have appeared in this case within 30 days of the date of this order and shall *promptly* respond to every inquiry made by the referee (promptly means within two business days); and it is further

ORDERED that if defendant(s) have objections, they must submit them to the referee within 14 days of the mailing of plaintiff's submissions; and include these objections to the Court if opposing the motion for a judgment of foreclosure and sale; and it is further

ORDERED the failure by defendants to submit objections to the referee shall be deemed a waiver of objections before the Court on an application for a judgment of foreclosure and sale; and it is further

ORDERED that plaintiff must bring a motion for a judgment of foreclosure and sale within 30 days of receipt of the referee's report; and it is further

ORDERED that if plaintiff fails to meet these deadlines, then the Court may *sua sponte* vacate this order and direct plaintiff to move again for an order of reference and the Court may *sua sponte* toll interest depending on whether the delays are due to plaintiff's failure to move this litigation forward; and it further

ORDERED that the John Doe defendants are removed from the caption, C&I Associates is substituted for John Doe 1 and C&I Limited is substituted for John Doe 2, (the Court declines to amend the caption to reflect John Doe refused name for John Does 3-7 as judgment cannot be entered against a John Doe); and it is further

ORDERED that the caption shall read as follows:

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF NEW YORK

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BIL-MAN ASSET MANAGEMENT LLC,

Plaintiff,

v.

M & T 99 LAFAYETTE INC., MIRANDA Q. LI,
RACHAEL LEE, SUK CHING CHAN, NEW YORK
STATE DEPARTMENT OF TAXATION AND
FINANCE, NEW YORK CITY DEPARTMENT OF
FINANCE, PARKING VIOLATIONS BUREAU OF
THE CITY OF NEW YORK, NEW YORK CITY
ENVIRONMENTAL CONTROL BOARD, UNITED
STATES OF AMERICA INTERNAL REVENUE
SERVICE, C&I ASSOCIATES, C&I LIMITED,

Defendant(s).
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and it is further

ORDERED that counsel for plaintiff shall serve a copy of this order with notice of entry upon the County Clerk (60 Centre Street, Room 141B) and the General Clerk's Office (60 Centre Street, Room 119), who are directed to mark the court's records to reflect the parties being substituted and removed pursuant hereto; and it is further

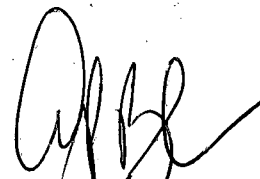
ORDERED that such service upon the County Clerk and the Clerk of the General Clerk's Office shall be made in accordance with the procedures set forth in the *Protocol on Courthouse and County Clerk Procedures for Electronically Filed Cases* (accessible at the "E-Filing" page on the court's website at the address (www.nycourts.gov/supctmanh)); and it is further

ORDERED that Plaintiff shall serve a copy of this Order with notice of entry on all parties and persons entitled to notice, including the Referee appointed herein.

Next Conference: April 28, 2020 @ 2:15 p.m. If a motion for judgment of foreclosure and sale has been filed, plaintiff may seek an adjournment of the conference. Please consult this

part's rules for information on how to obtain an adjournment. If a motion has been made, then a conference is required to explore the reasons for the delay.

12-9-19
DATE


ARLENE P. BLUTH, J.S.C.

CHECK ONE:

☐

CASE DISPOSED

☒

GRANTED

☐

DENIED

☒

NON-FINAL DISPOSITION

☐

GRANTED IN PART

☐

OTHER

APPLICATION:

☐

SETTLE ORDER

☐

SUBMIT ORDER

CHECK IF APPROPRIATE:

☐

INCLUDES
TRANSFER/REASSIGN

☒

FIDUCIARY APPOINTMENT

☐

REFERENCE