

**JPMorgan Chase Bank, N.A. v Public Adm'r of the
County of N.Y.**

2020 NY Slip Op 30386(U)

January 27, 2020

Supreme Court, New York County

Docket Number: 850118/2019

Judge: Arlene P. Bluth

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This opinion is uncorrected and not selected for official publication.

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

PRESENT: HON. ARLENE P. BLUTH

PART

IAS MOTION 32

Justice

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INDEX NO. 850118/2019

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION,

MOTION DATE 01/22/2020

Plaintiff,

MOTION SEQ. NO. 001

- v -

THE PUBLIC ADMINISTRATOR OF THE COUNTY OF NEW YORK, AS ADMINISTRATOR OF THE ESTATE OF ERIC NEIL WATKINS A/K/A ERIC N. WATKINS A/K/A ERIC WATKINS, PATRICIA GLENN, GLEN MCINTOSH A/K/A G. BENFORD MCINTOSH, JEAN MCINTOSH RUSKELL, MARILYN MANNING STACEY, PAUL WAITE, ELISE SMYLY, GREGG WAITE, BETH WILLS, POLLY BENNETT, THE BOARD OF MANAGERS OF THE 130 BARROW STREET CONDOMINIUM, STATE OF NEW YORK, CITY OF NEW YORK ENVIRONMENTAL CONTROL BOARD, CITY OF NEW YORK PARKING VIOLATIONS BUREAU, CITY OF NEW YORK TRANSIT ADJUDICATION BUREAU, JOHN DOE, SAID NAME BEING FICTITIOUS, IT BEING THE INTENTION OF PLAINTIFF TO DESIGNATE ANY AND ALL OCCUPANTS OF PREMISES BEING FORECLOSED HEREIN, AND ANY PARTIES,

**DECISION + ORDER ON
MOTION, ORDER OF
REFERENCE**

Defendant.

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The following e-filed documents, listed by NYSCEF document number (Motion 001) 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45

were read on this motion to/for

ORDER OF REFERENCE

Upon the foregoing documents, it is

ORDERED that plaintiff is awarded a default judgment against all defaulting defendants and that a reformation of the legal description may be sought when plaintiff moves for a judgment of foreclosure and sale; and it is further

ORDERED that Roberta Ashkin with an address of 300 East 42nd Street, Floor 14, New York, NY 10017 (646) 779-8520 is hereby appointed Referee in 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 and the caption shall read as follows:

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

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JPMORGAN CHASE BANK, NATIONAL
ASSOCIATION,
Plaintiff,

v.

THE PUBLIC ADMINISTRATOR OF THE
COUNTY OF NEW YORK, AS ADMINISTRATOR
OF THE ESTATE OF ERIC NEIL WATKINS A/K/A
ERIC N. WATKINS A/K/A ERIC WATKINS,
PATRICIA GLENN, GLEN MCINTOSH A/K/A G.
BENFORD MCINTOSH, JEAN MCINTOSH
RUSKELL, MARILYN MANNING STACEY, PAUL
WAITE, ELISE SMYLY, GREGG WAITE, BETH
WILLS, POLLY BENNETT, THE BOARD OF
MANAGERS OF THE 130 BARROW STREET
CONDOMINIUM, STATE OF NEW YORK, CITY
OF NEW YORK ENVIRONMENTAL CONTROL

BOARD, CITY OF NEW YORK PARKING VIOLATIONS BUREAU, CITY OF NEW YORK TRANSIT ADJUDICATION BUREAU,

Defendant(s). -----X

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 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 (ww.nycourts.gov/suptmanh)]; 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: May 19, 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.

1-27-2020
DATE

[Signature]
ARLENE P. BLUTH, J.S.C.

CHECK ONE: [X] CASE DISPOSED [] DENIED [X] NON-FINAL DISPOSITION [] OTHER
APPLICATION: [X] GRANTED [] DENIED [] GRANTED IN PART [] OTHER
CHECK IF APPROPRIATE: [] SETTLE ORDER [] SUBMIT ORDER [] REFERENCE
[] INCLUDES TRANSFER/REASSIGN [X] FIDUCIARY APPOINTMENT [] REFERENCE