

JPMorgan Chase Bank, N.A. v Ismailos
2020 NY Slip Op 30455(U)
February 14, 2020
Supreme Court, New York County
Docket Number: 850207/2017
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

-----X
JPMORGAN CHASE BANK, NATIONAL ASSOCIATION,

Plaintiff,

INDEX NO. 850207/2017
MOTION DATE N/A
MOTION SEQ. NO. 004

- v -

ANGELA ISMAILOS, GEORGE ECONOMOU IF HE BE
LIVING OR DEAD, HIS SPOUSE, HEIRS DEVISEES,
DISTRIBUTEES, AND SUCCESSORS IN INTEREST, ALL
OF WHOM AND WHOSE NAMES AND PLACES OF
RESIDENCE ARE UNKNOWN TO PLAINTIFF, THE
BOARD OF MANAGERS OF 525 PARK AVENUE
CONDOMINIUM HOMEOWNERS ASSOCIATION, ACCESS
FOOD & BEVERAGE INC. D/B/A SONNIER & CASTLE
FOOD, CITY OF NEW YORK ENVIRONMENTAL
CONTROL BOARD, CITY OF NEW YORK PARKING
VIOLATIONS BUREAU, CITY OF NEW YORK TRANSIT
ADJUDICATION BUREAU, STATE OF NEW YORK

**DECISION + ORDER ON
MOTION, JUDGMENT OF
FORECLOSURE AND SALE**

Defendant.

-----X
The following e-filed documents, listed by NYSCEF document number (Motion 004) 152, 153, 154, 155,
156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176,
177, 179, 180, 181, 182

were read on this motion to/for JUDGMENT - FORECLOSURE & SALE

Plaintiff's motion for a judgment of foreclosure and sale is granted.

Background

Plaintiff moves for a judgment of foreclosure and sale and to confirm the report of the referee, which found that plaintiff is due \$1,845,670.37 as of December 31, 2018.

In opposition, defendant Ismailos claims that the affidavit from plaintiff's employee upon which the referee based his report constitutes inadmissible hearsay. Ms. Ismailos also argues that plaintiff should not be entitled to recover interest due to plaintiff's "lengthy delay" in

moving this case and that plaintiff has not established that the attorneys' fees it seeks are reasonable.

Discussion

The Court grants the motion. Ms. Ismailos failed to submit any objections to the referee before he issued his report and does not identify any specific issues with the referee's calculations. Offering a vague and conclusory assertion that plaintiff's supporting information is hearsay is not a valid justification to deny plaintiff's motion. Moreover, the affidavit upon which plaintiff relied is from a VP for plaintiff (NYSCEF Doc. No. 172, schedule C). She is entitled to rely on business records to support her claim for how much plaintiff is due.

The attorneys' fees requested by plaintiff are reasonable. Plaintiff asks for \$4,950.00 for this entire case. Charging that little to prosecute an entire case in Manhattan is a bargain. Moreover, plaintiff's counsel claims that it actually generated fees over \$6,000 but is only seeking \$4,950 because it charges plaintiff a flat fee (NYSCEF Doc. No. 173).

The Court also declines to strike interest because Ms. Ismailos offered opposition to both the motion for the appointment of a referee and to the instant motion. While Ms. Ismailos was certainly entitled to assert her rights, she cannot thoroughly litigate a case and then complain that the case is taking too long.

Accordingly, it is hereby

ORDERED that the guardian ad litem (Roberta Ashkin) is discharged and shall be paid by plaintiff \$7,168.22 for her services as a guardian ad litem in this case within thirty days of the

date of this order and said amount may be recouped as a cost of the litigation and plaintiff shall be reimbursed therefor by the referee from the sale proceeds; and it is further

ORDERED and ADJUDGED the motion to confirm the referee's report and for a judgment of foreclosure and sale is granted; and it is further

ORDERED that the mortgaged property described in the complaint and as described in this judgment, or such part thereof as may be sufficient to discharge the mortgage 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 on a Wednesday at 2:15 p.m. under the direction of Jeffrey Miller; 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) in the *New York Law Journal*; 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 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 balance of the purchase price is paid or credited and 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; and it is further

ORDERED that, pursuant to RPAPL 1353(1), if Plaintiff (or its affiliate as defined in paragraph [a] of subdivision one of section six-1 of the banking law) is the purchaser, the property shall be placed back on the market for sale or other occupancy within 180 days of the execution of the deed of sale or within 90 days of construction, renovation, or rehabilitation of the property, provided that such construction, renovation or rehabilitation proceeded diligently to completion, whichever comes first, provided that this court grants an extension upon a showing of good cause; 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 or 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:

1. The Referee's fees for conducting the sale, which are \$1,100. Plaintiff shall also 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: \$1,845,670.37 with interest at the note rate from December 31, 2018 until entry of judgment, together with any advances as provided for in the note and mortgage which Plaintiff had made for taxes, insurance, principal, and interest and any other charges due to prior mortgages or to maintain the property pending consummation of the

foreclosure sale, not included in the computation upon presentation of receipts for said expenditures to the Referee, and then with interest from the date of entry of this judgment at the statutory rate until the date the deed is transferred

- b. Costs and Disbursements: _____ (to be filled in by the Clerk) 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. The Court declines to award additional allowance.
 - d. Attorneys' Fees: \$4,950.00 are awarded as reasonable attorneys' fees with interest at the statutory rate from the date of entry of this judgment.
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 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 assignment 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 and are recoverable as a cost of the litigation; and it is further

ORDERED that Plaintiff may seek to recover a deficiency judgment in accordance with RPAPL 1371 if applicable;

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 possessing a junior interest in the property after the Notice of Pendency was filed are barred and foreclosed of all right, claim, lien, title, and interest in the property after the sale of the mortgaged 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 elects 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 if an e-filed case; and it is further

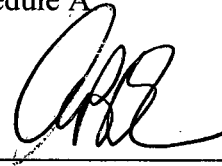
ORDERED that plaintiff shall upload the notice of sale to NYSCEF at least 21 days before the sale and the Referee and **plaintiff shall e-mail SFC-Foreclosures@nycourts.gov** at least 21 days before the auction date so the auction may be placed on the auction calendar; IF THE AUCTION IS NOT ON THE CALENDAR, then *the auction will not go forward*; 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.

The premises are commonly known as 525 Park Avenue, Unit #9C, and 9D, New York, NY 10022. A description of the premises is annexed hereto as schedule A

2/14/2020
DATE



ARLENE P. BLUTH, J.S.C.

CHECK ONE:

CASE DISPOSED

NON-FINAL DISPOSITION

GRANTED

DENIED

GRANTED IN PART

OTHER

APPLICATION:

SETTLE ORDER

SUBMIT ORDER

CHECK IF APPROPRIATE:

INCLUDES TRANSFER/REASSIGN

FIDUCIARY APPOINTMENT

REFERENCE

NYSCEF DOC. NO. 3

INDEX NO. 850207/2017

RECEIVED NYSCEF: 09/07/2017

**SCHEDULE A
DESCRIPTION OF MORTGAGED PREMISES**

The Condominium Unit known as Unit Nos. 9C and 9D (hereinafter called the "Unit") in the Building known as 325 Park Avenue Condominium and the street number 325 Park Avenue in the Borough of Manhattan, City, County and State of New York, (hereinafter called the "Building"), designed and described as Unit Nos. 9C and 9D in the Declaration establishing and describing ownership of the Building and the land on which it is erected (herein collectively called the "Project") under the name 325 Park Avenue Condominium, under the Condominium Act of the State of New York (Article 16 of the Real Property Law of the State of New York), dated July 3, 1989, and recorded in the New York County Office of the Register of the City of New York (the "City Register Office") on the 19th day of October, 1989, in Book 1480 page 198 (hereinafter called the "Declaration"), and designated also as the Lot Nos. 1228 and 1229 in Block 1295 of Section 8, of the Borough of Manhattan on the Tax Map of the Real Property Assessment Department of the City of New York, and on the Floor Plan (the "Floor Plan") of the Building certified by Sam Lieberson on April 3, 2004, and filed with the Real Property Assessment Department of the City of New York on October 12, 1988, as condominium Plan No. 697 and also filed in the Register's Office on October 12, 1989, as Condominium Plan No. 697; Map No. 494B.

TOGETHER with a certain interest consisting of an undivided 1.625% and 3.437% interest, respectively, in the Common Elements of the Property (the "Common Elements").

The premises within which the Unit is located are more particularly described as follows:

ALL that certain plot, piece or parcel of land, situate, being and being in the Borough of Manhattan, City, County and State of New York, more particularly bounded and described as follows:

BEGINNING at the corner formed by the intersection of the easterly side of 61st Street with the easterly side of Park Avenue;

RUNNING THENCE easterly along the easterly side of Park Avenue, 104 feet 4 inches;

THENCE easterly parallel with the easterly side of 61st Street, 99 feet;

THENCE northerly parallel with the easterly side Park Avenue and part of the way through a party wall, 102 feet 3 inches to the easterly side of 61st Street;

THENCE westerly along the westerly side of 61st Street, 28 feet to the corner (thence to the point or place of BEGINNING);

ENCLOSING the air space (the "Air Space") which lies above the horizontal plane as described below as well as any Easement Rights (as defined in the Declaration) and any development rights (including without limitation the United Nations Development Rights (as defined in the Declaration) which may now or hereafter be appurtenant to the Property;

The horizontal plane at 325 Park Avenue has an elevation of 104.82 which is also the top of the existing roof, which above the 14th floor. This elevation refers to the official datum of the principal survey of the Borough of Manhattan which is 2.73 feet above the U.S.C. & G. Datum at Mean High Water.

Precinct: 325 Park Avenue Unit 9C, New York, NY 10022
Tax Parcel ID No.: Block 1295 Lot 1228
Precinct: 325 Park Avenue Unit 9D, New York, NY 10022
Tax Parcel ID No.: Block 1295 Lot 1229

v.l.d.