



per annum (assuming a 360-day year) from November 1, 2013, the first date of non-payment,<sup>1</sup> and (2) \$14,313.82 in back taxes paid by Plaintiff to prevent foreclosure of the property that secured the mortgage.

The Clerk of the Court is directed to enter judgment accordingly.

SO ORDERED.

Dated: July 31, 2017  
New York, New York



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ANALISA TORRES  
United States District Judge

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<sup>1</sup> In its objection, Plaintiff calculates interest from October 18, 2013, when the loan was made. Obj. ¶¶ 5-6. However, the cause of action did not exist until the first date of non-payment. *See* C.P.L.R. § 5001(b).