

**NYCTL 2018-A Trust v Green Tea Inc.**

2019 NY Slip Op 32970(U)

October 7, 2019

Supreme Court, New York County

Docket Number: 152487/2019

Judge: Arlene P. Bluth

Cases posted with a "30000" identifier, i.e., 2013 NY Slip Op 30001(U), are republished from various New York State and local government sources, including the New York State Unified Court System's eCourts Service.

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

INDEX NO. 152487/2019
MOTION DATE 10/03/2019
MOTION SEQ. NO. 001

NYCTL 2018-A TRUST AND THE BANK OF NEW YORK
MELLON AS COLLATERAL AGENT AND CUSTODIAN,

Plaintiffs,

- v -

GREEN TEA INCORPORATED AS TRUSTEE OF THE
CAMELLIA IRREVOCABLE TRUST DATED JUNE 27, 2000
FOR THE BENEFIT OF YOUNG KANG CHOU AS
ORIGINAL BENEFICIARY AND HERBERT CHOU AS
SUCCESSOR BENEFICIARY, THE BOARD OF
MANAGERS OF THE 152 FRANKLIN STREET
CONDOMINIUM, JOHN DOE, THE NAMES OF THE LAST
100 DEFENDANTS BEING UNKNOWN TO PLAINTIFF, IT
BEING INTENDED TO DESIGNATE FEE OWNERS,
TENANTS OR OCCUPANTS OF THE TAX LIEN
PREMISES AND/OR PERSONS OR PARTIES HAVING OR
CLAIMING AN INTEREST IN OR A LIEN UPON THE
SUBJECT PROPERTY, LIENORS, CREDITORS AND
SUCCESSORS IN INTEREST OF THEM, AND
GENERALLY ALL PERSONS HAVING OR CLAIMING
UNDER, BY, THROUGH, OR AGAINST THE SAID
DEFENDANTS NAMED AS A CLASS,

Defendant.

DECISION + ORDER ON
MOTION, ORDER OF
REFERENCE

The following e-filed documents, listed by NYSCEF document number (Motion 001) 8, 9, 10, 11, 12, 13,
14, 15, 16, 17, 18, 19, 20, 21, 22

were read on this motion to/for APPOINT - REFEREE

Upon the foregoing documents, it is

ORDERED that the motion for a default judgment and to appoint a referee is granted
without opposition; and it is further

ORDERED that Joseph Buono with an address of 804 Route 9, Suite 4, Fishkill, NY
12524, (845) 765-1050 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 may take testimony pursuant to RPAPL § 1321; 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 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 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 be removed from the caption; and it is further

ORDERED that the caption shall read as follows:

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

-----X  
NYCTL 2018-A TRUST AND THE BANK OF NEW  
YORK MELLON, AS COLLATERAL AGENT AND  
CUSTODIAN,  
Plaintiffs,

v.

GREEN TEA INCORPORATED AS TRUSTEE OF  
THE CAMELLIA IRREVOCABLE TRUST DATED  
JUNE 27, 2000 FOR THE BENEFIT OF YOUNG  
KANG CHOU AS ORIGINAL BENEFICIARY AND  
HERBERT CHOU AS SUCCESSOR  
BENEFICIARY, THE BOARD OF MANAGERS OF  
THE 152 FRANKLIN STREET CONDOMINIUM

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 ([www.nycourts.gov/supctmanh](http://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: March 24, 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.

10-7-19

DATE

ARLENE P. BLUTH, J.S.C.  
**HON. ARLENE P. BLUTH**

CHECK ONE:	<input type="checkbox"/>	CASE DISPOSED	<input checked="" type="checkbox"/>	NON-FINAL DISPOSITION	<input type="checkbox"/>	OTHER
	<input checked="" type="checkbox"/>	GRANTED	<input type="checkbox"/>	DENIED	<input type="checkbox"/>	
APPLICATION:	<input type="checkbox"/>	SETTLE ORDER	<input type="checkbox"/>	SUBMIT ORDER	<input type="checkbox"/>	REFERENCE
CHECK IF APPROPRIATE:	<input type="checkbox"/>	INCLUDES TRANSFER/REASSIGN	<input type="checkbox"/>	FIDUCIARY APPOINTMENT	<input type="checkbox"/>	