

<b>NYCTL 2018-A Trust v Monayair</b>
2019 NY Slip Op 32971(U)
October 7, 2019
Supreme Court, New York County
Docket Number: 152573/2019
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. 152573/2019

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

MOTION DATE 09/24/2019

Plaintiff,

MOTION SEQ. NO. 001

- v -

ZIYAD F. MONAYAIR, BOARD OF MANAGERS OF THE  
CORINTHIAN CONDOMINIUM, NEW YORK CITY  
ENVIRONMENTAL CONTROL BOARD, NEW YORK CITY  
PARKING VIOLATIONS BUREAU, AND JOHN DOE 1  
THROUGH JOHN DOE 100, THE NAMES OF THE LAST  
100 DEFENDANTS BEING FICTITIOUS, THE TRUE  
NAMES OF SAID DEFENDANTS BEING UNKNOWN TO  
PLAINTIFFS, IT BEING INTENDED TO DESIGNATE FEE  
OWNERS, TENANTS OR OCCUPANTS OF THE LIENED  
PREMISES AND/OR, PERSONS OR, PARTIES HAVING  
OR CLAIMING AN INTEREST IN OR LIEN UPON THE  
LIENED PREMISES, IF THE AFORESAID INDIVIDUAL  
DEFENDANTS ARE LIVING, AND IF ANY OR ALL OF SAID  
INDIVIDUAL DEFENDANTS ARE DEAD, THEIR HEIRS AT  
LAW, NEXT OF KIN, DISTRIBUTEES, EXECUTORS,  
ADMINISTRATORS, TRUSTEES, COMMITTEES,  
DEWISEES, LEGATEES, AND THE ASSIGNEES,  
LIENORS, CREDITORS AND SUCCESSORS IN  
INTEREST OF THE THEM, AND GENERALLY ALL  
PERSONS HAVING OR CLAIMING UNDER, BY,  
THROUGH, OR AGAINST THE SAID DEFENDANTS  
NAMED AS A CLASS, OF, ANY, RIGHT, TITLE OR  
INTEREST IN OR LIEN UPON THE PREMISES  
DESCRIBED IN THE COMPLAINT HEREIN

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

Defendant.

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The following e-filed documents, listed by NYSCEF document number (Motion 001) 15, 16, 17, 18, 19,  
20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30

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 caption be amended to substitute Bill (Last Name Refused) sha John Doe No. 1 in place of the defendant sued as John Doe No. 1, and defendants John Doe Nos. 2 through John Doe No. 100 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

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

v.

ZIYAD F. MONAYAIR, BOARD OF MANAGERS  
OF THE CORINTHIAN CONDOMINIUM, NEW  
YORK CITY ENVIRONMENTAL CONTROL  
BOARD, NEW YORK CITY PARKING  
VIOLATIONS BUREAU

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 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/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 checked="" type="checkbox"/> GRANTED	<input type="checkbox"/> DENIED
APPLICATION:	<input type="checkbox"/> SETTLE ORDER	<input type="checkbox"/> GRANTED IN PART
CHECK IF APPROPRIATE:	<input type="checkbox"/> INCLUDES TRANSFER/REASSIGN	<input type="checkbox"/> SUBMIT ORDER
		<input type="checkbox"/> FIDUCIARY APPOINTMENT
		<input type="checkbox"/> OTHER
		<input type="checkbox"/> REFERENCE