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At an IAS Part of the Supreme Court of the State of New York, held in and for the County of Queens, at the Courthouse thereof located at 88-11 Sutphin Blvd., Jamaica, New York on the 18 day of April 2017.

APR 18 2017

**HON. CHEREE BUGGS**

Present: Hon.  
Justice of the Supreme Court

STATE OF NEW YORK  
SUPREME COURT: COUNTY OF QUEENS

Index No: [REDACTED]/2015

-----X  
CENTRAL MORTGAGE COMPANY,

Plaintiff,

-against-

**ORDER TO SHOW CAUSE  
WITH TEMPORARY  
RESTRAINING ORDER TO  
STAY AUCTION OF  
SUBJECT PROPERTY**

[REDACTED] A/K/A [REDACTED]  
[REDACTED] ET AL.

Defendant(s).

-----X  
Upon the reading and filing of the Affirmation of Rafael Ariel Poltielov, Esq. dated April 17, 2017 and Affidavit of [REDACTED] (hereinafter "Defendant"), dated April 17, 2017 and all pleadings, supporting papers and relevant statutes.

LET the Plaintiff, show cause before this court at Part. 25, Room 25, to be held at the Courthouse, located at 88-11 Sutphin Blvd., Jamaica, New York on the 18 day of April, 2017 at 10:00 a.m. in the forenoon of that day, or as soon after counsel can be heard, that an Order should not be made

a) Vacating the order of reference and judgment of foreclosure and sale for the property located at [REDACTED] Hollis Hills, NY 11364, entered respectively, on May 20, 2016 and January 13, 2017, that is the subject of the litigation bearing Queens County

Supreme Court index no [REDACTED] 2015;

b) Restoring this case to the calendar and allow Defendant to interpose an answer;  
c) Ordering that pending a hearing or decision on this Order to Show Cause, that all proceedings on the part of the Plaintiff to auction, sell and/or transfer title to the Subject Property be stayed;

d) Restoring the instant matter to the foreclosure settlement conference part; and

e) For other such relief this Court may deem appropriate.

**ORDERED**, pending the hearing and determination of the instant Order to Show Cause, let all proceedings on the part of the referee, Plaintiff, its attorneys, agents and relatives be stayed, including but not limited to any and all efforts to enforce any judgment existing under index number [REDACTED]/2015;

**ORDERED**, pending the hearing and determination of the instant Order to Show Cause, let all proceedings on the part of the appointed referee and/or Plaintiff in this matter to auction the subject property located at [REDACTED] Hollis Hills, NY 11364, scheduled to be held on April 21, 2017, be stayed;

**SUFFICIENT CAUSE** therefore appearing, therefore, let service of a copy of this order, together with the papers upon which it was granted made by overnight and electronic mail to Victoria Munian, Esq.(VMunian@WoodsOviatt.com), Attorney for Plaintiff at WOODS OVIATT GILMAN LLP, 700 Crossroads, Building 2 State Street, Rochester, NY 11614; and by overnight mail to Referee Gregory Newman, Esq. at 148-55 Hillside Avenue, Jamaica, NY 11435, on or before the \_\_\_ day of APR 19 2017, 2017 be deemed good and sufficient service.

ENTER:

J.S.C.