

## NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS

WELLS FARGO BANK, N.A., AS TRUSTEE, FOR THE CERTIFICATEHOLDERS OF MORGAN STANLEY ABS CAPITAL I INC., TRUST 2005-WMC5, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-WMC5, Plaintiff

AGAINST

RONFAYZI INC., ET AL., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered October 22, 2024, I, the undersigned Referee will sell at public auction at the Queens County Supreme Courthouse, on the second floor in Courtroom 25, 88-11 Sutphin Boulevard, Jamaica, New York on January 9, 2026 at 10:00 AM, premises known as 177-26 Ursina Road, Saint Albans, NY 11434. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough and County of Queens, City and State of New York, Block 12484, Lot 105. Approximate amount of judgment \$455,834.43 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #716943/2017. Only Bank or Certified check payable to the Referee will be accepted for the downpayment. No third party check or cash will be accepted.

Mark J. Keller, Esq., Referee

Gross Polowy, LLC

1775 Wehrle Drive

Williamsville, NY 14221

00-300132