

**FILL OUT ALL SECTIONS OF THIS FORM BEFORE FILING WITH THE COUNTY CLERK
AND FIDUCIARY CLERK/COURT – MUST BE COMPLETED WITHIN 30 DAYS OF SALE**

If this is an E-Filed case, upload this form to NYSCEF as a "Foreclosure Action Surplus Monies Form"

FORECLOSURE ACTION SURPLUS MONIES FORM

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

COUNTY OF Queens

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

Plaintiff,

-against-

RONFAYZI INC., PEOPLE OF THE STATE OF NEW YORK, NEW YORK CITY ENVIRONMENTAL CONTROL BOARD, NEW YORK CITY TRANSIT ADJUDICATION BUREAU, NEW YORK CITY DEPARTMENT OF FINANCE, CYNTHIA WRIGHT, COOPER WRIGHT, DAMION WRIGHT, CHRIS WRIGHT, WALTER McDOWELL, KANIKA MEADE, ALMANDO IZQUIERDO

Defendant.

Index No. 716943/2017

MORTGAGED PROPERTY:

177-26 URSINA ROAD

SAINT ALBANS, NY 11434

COUNTY: Queens

SBL #: See 1 in Addendum

Sale Date: January 09, 2026

A. To be completed by the Referee

1. Final Judgment Amount per Judgment: \$ 455,834.43

2. Adjusted Judgment Amount (Upset Price) \$ 540,577.92 502,516.44

(This is the total amount due to the bank after post-sale disbursements, fees, taxes, utilities, etc.)

3. Sale Price: \$ 502,516.44

(To calculate if there is a surplus, subtract the higher of line 1 or line 2 from line 3 and enter any surplus on line 4)

4. Surplus Amount (enter \$0.00 if no surplus) \$ _____

***If there are surplus funds, attach proof/receipt that the surplus amount was deposited with the Treasurer, Comptroller, Commissioner of Finance, Clerk of Court, etc.*

Referee's TOTAL compensation awarded/fees earned in this matter:

\$ 1,450.00

Referee Name: Mark J. Keller, Esq.

Telephone: 718-297-1890

Address: 9027 Sutphin Boulevard, Suite 402, Jamaica, NY 11432

Email: _____

Signature/Date: 1/9/26

*If plaintiff is also the purchaser, complete both B. and C.

B. To be completed by Plaintiff's Rep.

Name: Gross Polowy LLC

Address: 1775 Wehrle Drive, Suite 100,
Williamsville, NY 14221

Telephone: (716) 204-1700

Email: info@grosspolowy.com

Signature/Date: by [Signature] F9-26

C. To Be Completed by Purchaser

Name: _____

Address: _____

Purchased

Telephone: _____

Email: _____

Signature/ Date: _____

Addendum

1. Block 12484, Lot 105
Block 12484 and Lot 105