

REFEREE'S NOTICE OF SALE IN FORECLOSURE**SUPREME COURT - COUNTY OF QUEENS**

REGAIN CRF FUND I LLC, Plaintiff - against - SHERRY S. ALI A/K/A SHERRY SAMDAYE ALI, et al Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale entered on June 30, 2025. I, the undersigned Referee will sell at public auction at the Queens County Supreme Courthouse located at 88-11 Sutphin Boulevard, Jamaica, NY, on the second floor in Courtroom 25 on the 26th day of September, 2025 at 10:00 AM. All that certain plot, piece or parcel of land, situate lying and being in the Borough and County of Queens, City and State of New York.

Premises known as 90-63 186th St., Hollis, NY 11423.

(Block: 9908, Lot: 21)

Approximate amount of lien \$452,728.21 plus interest and costs.

Premises will be sold subject to provisions of filed judgment and terms of sale.

Index No. 712242/2023. Yvette V. Dudley, Esq., Referee.

Stein, Wiener & Roth LLP

Attorney(s) for Plaintiff

1400 Old Country Road, Suite 315

Westbury, NY 11590

Tel. 516-742-1212 ALI, SHERRY-80334

Dated: July 1, 2025

During the COVID-19 health emergency, bidders are required to comply with all governmental health requirements in effect at the time of sale including but not limited to, wearing face coverings and maintaining social distancing (at least 6-feet apart) during the auction, while tendering deposit and at any subsequent closing. Bidders are also required to comply with the Foreclosure Auction Rules and COVID-19 Health Emergency Rules issued by the Supreme Court of this County in addition to the conditions set forth in the Terms of Sale. Auction Locations are subject to change.

AFFIDAVIT OF MAILING

Deanna DeLessio, the undersigned, affirms pursuant to CPLR §2104, as follows:

That deponent is not a party to the action, is over 18 years of age and is an employee of Stein, Weiner & Roth, LLP.

That on July 10, 2025, deponent served a true copy of the Notice of Sale upon:

Sherry S. Ali a/k/a Sherry Samdaye Ali
90 - 63 186th St
Hollis, NY 11423

CTF Asset Management, LLC
117 Wrangler Dr., Ste 100
Coppell, TX 75019

Jai Doe (last name refused)
90 - 63 186th St
Hollis, NY 11423

Arya Doe (last name refused)
90 - 63 186th St. Apt. 1
Hollis, NY 11423

Dalesh Doe (last name refused)
90 - 63 186th St. Apt. 1
Hollis, NY 11423

Amir Doe (last name refused)
90 - 63 186th St. Apt. 1
Hollis, NY 11423

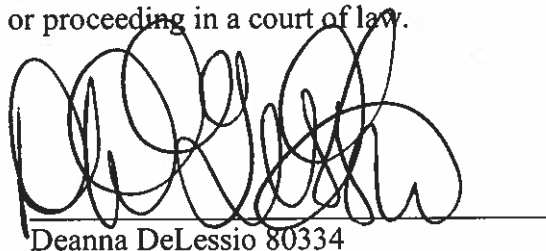
Inaya Doe (last name refused)
90 - 63 186th St. Apt. 1
Hollis, NY 11423

Aasma Doe (last name refused)
90 - 63 186th St. Apt. 1
Hollis, NY 11423

YVETTE VERA DUDLEY, ESQ., Referee
219-03 MERRICK BOULEVARD, 2ND FLOOR
SPRINGFIELD GARDENS, NY 11413-1900

in this action, at the address indicated and designated for that purpose by depositing true copies of same enclosed in a post-paid properly addressed wrapper, in – a post office – depository under the exclusive care and custody of the United States Post Office Department within the State of New York.

I affirm this 10th day of July, 2025, under penalties of perjury under the laws of New York, which may include a fine or imprisonment, that the foregoing is true, and I understand that this document may be filed in an action or proceeding in a court of law.



Deanna DeLessio 80334