

**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-WMC5, MORTGAGE  
PASS-THROUGH CERTIFICATES, SERIES 2005-WMC5

**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**

- Final Judgment Amount per Judgment: \$ 455,834.43
- Adjusted Judgment Amount (Upset Price) \$ 502,516.44  
(This is the total amount due to the bank after post-sale disbursements, fees, taxes, utilities, etc.)
- 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)
- 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: [Signature] 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: Plaintiff

Telephone: \_\_\_\_\_

Email: \_\_\_\_\_

Signature/ Date: \_\_\_\_\_

Additional Copies of this Form can be found at <https://www.nycourts.gov/forms/foreclosure/>

## Addendum

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