

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF QUEENS

Wells Fargo Bank, N.A., as Trustee, in trust for the
registered holders of Morgan Stanley ABS Capital I
Trust 2005-HE4, Mortgage Pass-Through Certificates,
Series 2005-HE4

Plaintiff(s),

-against-

Fredy A. Paz a/k/a Fredy Paz, Mortgage Electronic
Registration Systems, Inc. acting solely as a nominee
for Accredited Home Lenders, Inc.; New York City
Environmental Control Board, New York City Parking
Violations Bureau, New York City Transit
Adjudication Bureau, Juan A. Lora, Jr., Juan Lora, Sr.,
Theresa Lora, Sorano Rosado, Lusula Vargas, Maria
Rosado, Giovanni Ramos, Claudia Ramos, L1H1
Group, LLC,

Defendant(s)

Adjourned Notice of Sale

Index Number: 704723/2021

Premises: 1818 Woodbine Street,
Ridgewood, New York 11385

NOTICE OF SALE
SUPREME COURT - COUNTY OF QUEENS

Wells Fargo Bank, N.A., as Trustee, in trust for the registered holders of Morgan Stanley ABS Capital I Trust 2005-HE4, Mortgage Pass-Through Certificates, Series 2005-HE4,

Plaintiff,

Against

Fredy A. Paz a/k/a Fredy Paz, Mortgage Electronic Registration Systems, Inc. acting solely as a nominee for Accredited Home Lenders, Inc.; New York City Environmental Control Board, New York City Parking Violations Bureau, New York City Transit Adjudication Bureau, Juan A. Lora, Jr., Juan Lora, Sr., Theresa Lora, Sorano Rosado, Lusula Vargas, Maria Rosado, Giovanni Ramos, Claudia Ramos, L1H1 Group, LLC,

Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale, duly entered 09/18/2019, I, the undersigned Referee, will sell at public auction, in Courtroom #25 of the Queens County Supreme Court, 88-11 Sutphin Boulevard, Jamaica, NY 11435, on 3/21/2025 at 10:00AM, premises known as 1818 Woodbine Street, Ridgewood, NY 11385, And Described As Follows:

ALL that certain plot piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Second Ward Of The Borough And County Of Queens, City And State Of New York.

Block 3459 Lot 20

The approximate amount of the current Judgment lien is \$890,453.13 plus interest and costs. The Premises will be sold subject to provisions of the aforesaid Judgment of Foreclosure and Sale; Index # 14781/2014; A/K/A e-file Index # 704723/2021

Michael Mattone, Esq., Referee.

TROMBERG, MORRIS & PARTNERS, PLLC, 39 Broadway, Suite 1250, New York, NY 10006 800-280-6205

Dated: 1/24/2025 File Number: 40219 CA

SUPREME COURT

STATE OF NEW YORK, COUNTY OF QUEENS Index Number 704723/2021

Wells Fargo Bank, N.A., as Trustee, in trust for the registered holders of Morgan Stanley ABS Capital I Trust 2005-HE4, Mortgage Pass-Through Certificates, Series 2005-HE4
Plaintiff(s),

-against-

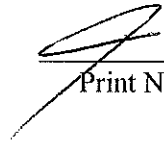
Fredy A. Paz a/k/a Fredy Paz, Mortgage Electronic Registration Systems, Inc. acting solely as a nominee for Accredited Home Lenders, Inc.; New York City Environmental Control Board, New York City Parking Violations Bureau, New York City Transit Adjudication Bureau, Juan A. Lora, Jr., Juan Lora, Sr., Theresa Lora, Sorano Rosado, Lusula Vargas, Maria Rosado, Giovanni Ramos, Claudia Ramos, L1H1 Group, LLC,
Defendant(s).

Adjourned Notice of Sale

Tromberg, Morris & Partners, PLLC
Attorneys for Plaintiff
Office and Post Office Address
39 Broadway, Suite 1250
New York, New York 10006
Telephone Number (800) 280-6205

To:

Signature pursuant to rule 130-1.1-a


Print Name: Ted Eric May, Esq.

Service of a copy of the
within is hereby admitted.

Dated:

Attorney(s) for:

PLEASE TAKE NOTICE:

☐ NOTICE OF ENTRY

that the within is a (*certified*) true copy of a Duly entered in the office of the clerk of the within
named court on ,201

☐ NOTICE OF SETTLEMENT

that an order of which the within is a true copy will be presented for settlement to the Honorable
one of the judges of the within named court, at on 201 at .M.

Dated:

Yours, etc.
Tromberg, Morris & Partners, PLLC
39 Broadway, Suite 1250
New York, New York 10006
Telephone Number (800) 280-6205