

## NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS

Deutsche Bank National Trust Company, as Trustee, in trust for the registered holders of Morgan Stanley ABS Capital I Inc. Trust 2006-HE6, Mortgage Pass-Through Certificates, Series 2006-HE6, Plaintiff

AGAINST

Tina Ruff, Jacob Fishenzon, et al., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered June 23, 2020, 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 10, 2025 at 11:00AM, premises known as 172-19 107th Avenue, St. Albans, NY 11433. All that certain plot piece or parcel of land, with the buildings and improvements erected, situate, lying and being in the Borough and County of Queens, City and State of New York, Block: 10231, Lot: 116. Approximate amount of judgment \$911,678.06 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #700179/2021. The aforementioned auction will be conducted in accordance with the QUEENS County COVID-19 Protocols located on the Office of Court Administration (OCA) website (<https://ww2.nycourts.gov/Admin/oca.shtml>) and as such all persons must comply with social distancing, wearing masks and screening practices in effect at the time of this foreclosure sale.

Matthew Seth Vishnick, Esq., Referee

Frenkel Lambert Weiss Weisman & Gordon, LLP

53 Gibson Street

Bay Shore, NY 11706

01-023601-F00