

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS

WELLS FARGO BANK, N.A., AS TRUSTEE, FOR THE CERTIFICATEHOLDERS OF
MORGAN STANLEY ABS CAPITAL I INC., TRUST 2005-WMC5, MORTGAGE
PASSTHROUGH CERTIFICATES, SERIES 2005- WMC5, Plaintiff

AGAINST

RONFAYZI INC., ET AL., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered October 22, 2024, 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 24, 2025 at 11:00AM, premises known as 177-26 Ursina Road, Saint Albans, NY 11434. 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 12484, Lot 105. Approximate amount of judgment \$455,834.43 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #716943/2017. The aforementioned auction will be conducted in accordance with the QUEENS County COVID-19 mitigation protocols and as such all persons must comply with social distancing, wearing masks and screening practices in effect at the time of this foreclosure sale. Only Bank or Certified check payable to the Referee will be accepted for the downpayment. No third party check or cash will be accepted.

Mark J. Keller, Esq., Referee

Gross Polowy, LLC

1775 Wehrle Drive

Williamsville, NY 14221

00-300132