

NOTICE OF SALE SUPREME COURT QUEENS COUNTY

WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR STRUCTURED ASSET MORTGAGE INVESTMENTS II INC. STRUCTURED ASSET MORTGAGE INVESTMENTS II TRUST 2007-AR4, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-AR4, Plaintiff against

ANGELA SINGH, et al Defendant(s)

Attorney for Plaintiff(s) Margolin, Weinreb & Nierer, LLP, 575 Underhill Boulevard, Suite 224, Syosset, NY 11791.

Pursuant to a Judgment of Foreclosure and Sale entered June 4, 2025, I will sell at public auction to the highest bidder at the Queens County Supreme Court, Courtroom #25, 88-11 Sutphin Boulevard, Jamaica, NY 11435 on August 15, 2025 at 11:00 AM. Premises known as 92-62 Springfield Boulevard, Queens Village, New York 11428. Block 10703 Lot 36. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Fourth Ward, Borough of Queens, City of New York, County of Queens and State of New York. Approximate Amount of Judgment is \$464,623.62 plus interest, fees, and costs. Premises will be sold subject to provisions of filed Judgment Index No 713224/2022.

The foreclosure sale will be conducted in accordance with 11th Judicial District's Covid-19 Policies and foreclosure auction rules. The Referee shall enforce any rules in place regarding facial coverings and social distancing. Referee will only accept a certified bank check made payable to the referee.

Martha Taylor, Esq., Referee

File # 16-0528