

SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF QUEENS

WILMINGTON TRUST, NA,  
SUCCESSOR TRUSTEE TO CITIBANK,  
N.A., AS TRUSTEE, FOR THE BENEFIT  
OF REGISTERED HOLDERS OF  
STRUCTURED ASSET MORTGAGE  
INVESTMENTS II TRUST 2007-AR1,  
MORTGAGE PASS-THROUGH  
CERTIFICATES, SERIES 2007-AR1,

-against-

MONICA HART, AS ADMINISTRATRIX,  
HEIR AND DISTRIBUTE TO THE  
ESTATE OF LINDA WILLIAMS, ET AL.

**NOTICE OF SALE**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure entered in the Office of the Clerk of the County of Queens on December 16, 2024, wherein WILMINGTON TRUST, NA, SUCCESSOR TRUSTEE TO CITIBANK, N.A., AS TRUSTEE, FOR THE BENEFIT OF REGISTERED HOLDERS OF STRUCTURED ASSET MORTGAGE INVESTMENTS II TRUST 2007-AR1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-AR1 is the Plaintiff and MONICA HART, AS ADMINISTRATRIX, HEIR AND DISTRIBUTE TO THE ESTATE OF LINDA WILLIAMS, ET AL. are the Defendant(s). I, the undersigned Referee, will sell at public auction at the QUEENS COUNTY SUPREME COURT, 88-11 SUTPHIN BLVD, COURTROOM 25, JAMAICA, NY 11435, on April 11, 2025 at 10:00AM, premises known as 23005 144 AVENUE, SPRINGFIELD GARDENS, NY 11413; and the following tax map identification: 13510-1.

**ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN THE BOROUGH OF QUEENS, CITY AND STATE OF NEW YORK**

Premises will be sold subject to provisions of filed Judgment Index No.: 711505/2018. Janet L. Brown, Esq. - Referee. Robertson, Anschutz, Schneid, Crane & Partners, PLLC, 900 Merchants Concourse, Suite 310, Westbury, New York 11590, Attorneys for Plaintiff. **All foreclosure sales will be conducted in accordance with Covid-19 guidelines including, but not limited to, social distancing and mask wearing. \*LOCATION OF SALE SUBJECT TO CHANGE DAY OF IN ACCORDANCE WITH COURT/CLERK DIRECTIVES.**