

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF QUEENS

-----X

WILMINGTON SAVINGS FUND SOCIETY,
FSB, NOT IN ITS INDIVIDUAL CAPACITY
BUT SOLELY IN ITS CAPACITY AS OWNER
TRUSTEE FOR OCWEN LOAN ACQUISITION
TRUST 2024-HB1,

INDEX NO. 712455/2019

NOTICE OF SALE

Plaintiff,

Mortgage Premises:
13147 233rd Street
Laurelton, NY 11422

-against-

ANY AND ALL KNOWN OR UNKNOWN
HEIRS, DEVISEES, GRANTEES, ASSIGNEES,
LIENORS, CREDITORS, TRUSTEES, AND ALL
OTHER PARTIES CLAIMING AN INTEREST
BY, THROUGH, UNDER OR AGAINST THE
ESTATE OF RUPERT HARVEY, DECEASED;
UNITED STATES OF AMERICA ACTING ON
BEHALF OF THE SECRETARY OF HOUSING
AND URBAN DEVELOPMENT; MERNA
HARVEY a/k/a MERNA ERVIE JONES, if she be
living and if she be dead, the respective heirs_at-
law, next-of-kin, distributes, executors,
administrators, trustees, devisees, legatees,
assignees, lienors, creditors and successors in
interest and generally all persons having or claiming
under, by or through said defendant who may be
deceased, by purchase, inheritance, lien or
inheritance, lien or otherwise any right, title or
interest in or to the real property described in the
complaint; JOHN DOE (REFUSED LAST NAME)
AS JOHN DOE #1-5,

Defendants.

-----X

PLEASE TAKE NOTICE that the annexed is the Notice of Sale of the premises known
as **13147 233rd Street, Laurelton, NY 11422**, directed to be sold on **November 14, 2025** at
10:00 a.m., at public auction at the Queens County Supreme Courthouse, on the second floor in

Courtroom 25, 88-11 Sutphin Boulevard, Jamaica, NY 11435, in connection with the above captioned foreclosure action.

Dated: October 30, 2025
New York, New York

GREENSPOON MARDER LLP
Attorneys for Plaintiff

By: /s/ Raspreet Bhatia
Raspreet Bhatia, Esq.
1345 Avenue of the Americas, Suite 2200
New York, NY 10105
P: 212.524.5000

Copies to:

TANYA HOBSON-WILLIAMS, ESQ.
COURT APPOINTED GUARDIAN AD LITEM FOR ANY AND ALL KNOWN OR UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF RUPERT HARVEY, DECEASED and MERNA HARVEY a/k/a MERNA ERVIE JONES
8701 MIDLAND PARKWAY, LOBBY A
JAMAICA, NY 11432

UNITED STATES OF AMERICA ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT
C/O UNITED STATES ATTORNEY
271 CADMAN PLAZA EAST
BROOKLYN, NY 11201

JOHN DOE (REFUSED LAST NAME) AS JOHN DOE #1-5
13147 223RD STREET
LAURELTON, NY 11422

DAVID I. WEPRIN, ESQ.
COURT APPOINTED REFEREE
8682 PALERMO STREET
HOLLIS, NY 11423

NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS, WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS OWNER TRUSTEE FOR OCWEN LOAN ACQUISITION TRUST 2024-HB1, Plaintiff, vs. ANY AND ALL KNOWN OR UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF RUPERT HARVEY, DECEASED, ET AL., Defendant(s).

Pursuant to an Order Confirming Referee Report and Judgment of Foreclosure and Sale duly entered on July 22, 2025, 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, NY 11435 on November 14, 2025 at 10:00 a.m., premises known as 13147 233rd Street, Laurelton, NY 11422. 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, County of Queens, City and State of New York, Block 12944 and Lot 17. Approximate amount of judgment is \$596,953.20 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #712455/2019.

David I. Weprin, Esq., Referee

Greenspoon Marder, 1345 Avenue of the Americas, Suite 2200, New York, NY 10105, Attorneys for Plaintiff