

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 OF OCWEN LOAN
ACQUISITION TRUST 2024-HB1,

Plaintiff,

-against-

STELLA BUNDRIGE, AS ADMINISTRATRIX, HEIR,
DIVESEE, DISTRIBUTE OF THE ESTATE OF JAMES
BURNELL BUNDRIGE, DECEASED; TIERRA
BUNDRIGE AS HEIR, DIVESEE, DISTRIBUTE OF THE
ESTATE OF JAMES BURNELL BUNDRIGE, DECEASED,
TYRONE BUNDRIDGE AS HEIR, DIVESEE,
DISTRIBUTE OF THE ESTATE OF JAMES BURNELL
BUNDRIGE, DECEASED, MATTEO BUNDIRGDE AS
HEIR, DIVESEE, DISTRIBUTE OF THE ESTATE OF
JAMES BURNELL BUNDRIGE, DECEASED, TERRELL
BUNDRIGE AS HEIR, DIVESEE, DISTRIBUTE OF THE
ESTATE OF JAMES BURNELL BUNDRIGE, DECEASED,
UNITED STATES OF AMERICA ACTING ON BEHALF
OF THE SECRETARY OF HOUSING AND URBAN
DEVELOPMENT; JOHN DOE #1 (NAME REFUSED),
JOHN DOE #2 (NAME REFUSED),

Defendants.

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PLEASE TAKE NOTICE that the annexed is the Notice of Sale of the premises known
as **11620 130TH STREET, SOUTH OZONE PARK, NY 11420**, directed to be sold on
January 23, 2026 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: December 22, 2025
New York, New York

GREENSPOON MARDER LLP
Attorneys for Plaintiff

By: /s/ Angelo A. Regina, Esq.

INDEX NO.
714202/2019

NOTICE OF SALE

Mortgage Premises:
11620 130TH STREET
SOUTH OZONE
PARK, NY 11420

Angelo A. Regina, Esq.
1345 Avenue of the Americas, Suite 2200
New York, NY 10105
P: 212.524.5000

COPIES TO:

STELLA BUNDRIGE, AS HEIR, DIVESEE, DISTRIBUTE OF THE ESTATE OF JAMES
BURNELL BUNDRIGE, DECEASED - PRO SE DEFENDANT
11620 130TH STREET
S OZONE PARK NY 11420

TIERRA BUNDRIGE AS HEIR, DIVESEE, DISTRIBUTE OF THE ESTATE OF JAMES
BURNELL BUNDRIGE, DECEASED
11620 130TH STREET
S OZONE PARK NY 11420

TYRONE BUNDRIDGE AS HEIR, DIVESEE, DISTRIBUTE OF THE ESTATE OF JAMES
BURNELL BUNDRIGE, DECEASED
11623 130TH STREET
S OZONE PARK NY 11420

MATTEO BUNDIRGDE AS HEIR, DIVESEE, DISTRIBUTE OF THE ESTATE OF JAMES
BURNELL BUNDRIGE, DECEASED
11620 130TH STREET
S OZONE PARK NY 11420

TERRELL BUNDRIGE AS HEIR, DIVESEE, DISTRIBUTE OF THE ESTATE OF JAMES
BURNELL BUNDRIGE, DECEASED
18042 GARDEN MANOR DRIVE
HOUSTON TX 77084

RICHARD P. DONOGHUE
UNITED STATES ATTORNEY
EASTERN DISTRICT OF NEW YORK
ATTORNEY FOR UNITED STATES OF AMERICA
271 CADMAN PLAZA EAST
BROOKLYN, NY 11201

JOHN DOE (REFUSED NAME) S/H/A JOHN DOE #1 AND #2
11620 130TH STREET
S OZONE PARK NY 11420

MICHAEL CERVINI, ESQ.
COURT APPOINTED REFEREE
33-12 86TH STREET
JACKSON HEIGHTS, NY 11372

GM # 51543.0408