

SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF QUEENS

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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,

**INDEX NO.**  
**714202/2019**

**NOTICE OF SALE**

Plaintiff,

-against-

STELLA BUNDRIGE, AS ADMINISTRATRIX, HEIR, DIVESEE, DISTRIBUTEE OF THE ESTATE OF JAMES BURNELL BUNDRIGE, DECEASED; TIERRA BUNDRIGE AS HEIR, DIVESEE, DISTRIBUTEE OF THE ESTATE OF JAMES BURNELL BUNDRIGE, DECEASED, TYRONE BUNDRIDGE AS HEIR, DIVESEE, DISTRIBUTEE OF THE ESTATE OF JAMES BURNELL BUNDRIGE, DECEASED, MATTEO BUNDIARGDE AS HEIR, DIVESEE, DISTRIBUTEE OF THE ESTATE OF JAMES BURNELL BUNDRIGE, DECEASED, TERRELL BUNDRIGE AS HEIR, DIVESEE, DISTRIBUTEE 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),

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

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.

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

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

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

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

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

TERRELL BUNDRIGE AS HEIR, DIVESEE, DISTRIBUTEE 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