

SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF BRONX

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR WELLS FARGOMHOME EQUITY TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-1,

-against-

PATRICIA BOSWELL A/K/A PATRICIA A. BOSWELL A/K/A PATRICIA BOSWELL BROWN, ET AL.

**NOTICE OF SALE**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure and entered in the Office of the Clerk of the County of Bronx on January 17, 2019, wherein U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR WELLS FARGOMHOME EQUITY TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-1 is the Plaintiff and PATRICIA BOSWELL A/K/A PATRICIA A. BOSWELL A/K/A PATRICIA BOSWELL BROWN, ET AL. are the Defendant(s). I, the undersigned Referee will sell at public auction at the BRONX COUNTY COURTHOUSE 851 GRAND CONCOURSE, ROOM 711, BRONX, NY 10451, on 02/09/2026 at 2:15PM, premises known as 3128 GRACE AVE, BRONX, New York 10469; and the following tax map identification, -4778-44.

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

Premises will be sold subject to provisions of filed Judgment Index No.: 32273/2016E. Louis J. Russo III, 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**



22-056706 - StM



**SUBJECT TO CHANGE DAY OF IN ACCORDANCE WITH COURT/CLERK  
DIRECTIVES.**

22-056706 - StM