

NOTICE OF SALE  
SUPREME COURT - COUNTY OF BRONX

WELLS FARGO BANK, N.A., AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN  
TRUST 2005-4, ASSET-BACKED CERTIFICATES, SERIES 2005-4,

Plaintiff,

Against

EMMANUEL UFOMADUH A/K/A EMMANUAL A/ UFOMADUH, ET AL.

Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale, duly entered 11/17/2016, I, the undersigned Referee, will sell at public auction, at 851 Grand Concourse, Courtroom 711, Bronx, N.Y. 10451, on 5/19/2025 at 2:15PM, premises known as 4602 Bronx Blvd., Bronx, New York 10470, and described as follows:

ALL that certain plot piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough and County of Bronx, City and State of New York.

Block 5078 Lot 9

The approximate amount of the current Judgment lien is \$568,405.08 plus interest and costs. The Premises will be sold subject to provisions of the aforesaid Judgment of Foreclosure and Sale; Index # 380996-12

Frank D. Lombardi, Esq., Referee.

MCCABE, WEISBERG & CONWAY, LLC, 10 Midland Avenue, Suite 205, Port Chester, NY 10573

Dated: 3/17/2025 File Number: 560-1581 CA

SUPREME COURT OF THE STATE OF NEW YORK:  
COUNTY OF BRONX

-----X  
WELLS FARGO BANK, N.A., AS TRUSTEE FOR  
OPTION ONE MORTGAGE LOAN TRUST 2005-4,  
ASSET-BACKED CERTIFICATES, SERIES 2005-4

INDEX NO: 380996/2012E

Plaintiff,

-against-

AFFIRMATION OF SERVICE

EMMANUEL UFOMADUH A/K/A EMMANUEL E.  
UFOMADUH; DNS EQUITYGROUP, INC.  
CAPITAL ONE BANK (USA), NA; DEPARTMENT  
OF JUSTICE U.S. ATTORNEY'S OFFICE; CITY OF  
NEW YORK PARKING VIOLATIONS BUREAU;  
CITY OF NEW YORK TRANSIT ADJUDICATION  
BUREAU; CITY OF NEW YORK  
ENVIRONMENTAL CONTROL BOARD,  
ROSEMARY UFOMADUH, EUNICE ROSE,  
WILLIAM ROSE,

Defendant.

-----X  
STATE OF NEW YORK  
COUNTY OF WESTCHESTER

I, Ian Berman affirm this 23rd day of April 2025, under the penalties of perjury, under the laws of New York State, which may include a fine or imprisonment, that the foregoing is true and correct, and I understand that this document may be filed in an action or proceeding in a court of law.

I am over the age of eighteen years and am not a party herein, that I maintain my place of employment in Westchester County and that on April 23rd, 2025 I caused a copy of the enclosed **Notice of Sale** to go into the mail by placing said motion with the mailroom of McCabe, Weisberg & Conway, LLC, who, in their normal course of duties, placed the motion and exhibits in a properly sealed envelope, with proper postage, for first class U.S. Mail delivery to the following addresses:

Emmanuel Ufomaduh a/k/a Emmanuel E. Ufomaduh  
4602 Bronx Blvd.  
Bronx, New York 10470

DNS Equity Group, Inc.  
C/O Secretary of State  
1 Commerce Plaza  
99 Washington Avenue, 6th Floor  
Albany, New York 12231

Capital One Bank (USA), NA  
300 South Wellwood Avenue  
Lindenhurst, New York 11757

Kathleen Zebrowski, Esq  
86 Chambers Street, 3rd Floor  
New York, New York 10007  
Attorney for Department of Justice U.S. Attorney's Office

City of New York Parking Violations Bureau  
100 Church Street, 4th Floor  
New York, New York 10007

City of New York Transit Adjudication Bureau  
130 Livingston Street  
Brooklyn, New York 11201

City of New York Environmental Control Board  
100 Church Street, 4th Floor  
New York, New York 10007

Rosemary Ufomaduh  
4602 Bronx Blvd. Apt. 2  
Bronx, New York 10470

Eunice Rose  
4602 Bronx Blvd, Apt. 2  
Bronx, New York 10470

William Rose  
4602 Bronx Blvd, Apt. 3  
Bronx, New York 10470

Frank D. Lombardi, Esq. (Referee)  
13 Maple Hill Drive  
Mahopac, New York 10541

Premises:  
4602 Bronx Blvd  
Bronx, New York 10470

Dated: April 23, 2025



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Ian Berman

**Index No. 380996/2012E**

**SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF BRONX**

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WELLS FARGO BANK, N.A., AS TRUSTEE FOR  
OPTION ONE MORTGAGE LOAN TRUST 2005-4,  
ASSET-BACKED CERTIFICATES, SERIES 2005-4

**PLAINTIFF,**

**-AGAINST-**

EMMANUAL UFOMADUH A/K/A EMMANUAL E.  
UFOMADUH; DNS EQUITYGROUP, INC.  
CAPITAL ONE BANK (USA), NA; DEPARTMENT  
OF JUSTICE U.S. ATTORNEY'S OFFICE; CITY OF  
NEW YORK PARKING VIOLATIONS BUREAU;  
CITY OF NEW YORK TRANSIT ADJUDICATION  
BUREAU; CITY OF NEW YORK  
ENVIRONMENTAL CONTROL BOARD,  
ROSEMARY UFOMADUH, EUNICE ROSE,  
WILLIAM ROSE,

**DEFENDANTS.**

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**NOTICE OF SALE**

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**McCABE, WEISBERG & CONWAY, LLC**

Attorneys for PLAINTIFF  
10 Midland Avenue, Suite 205  
Port Chester, NY 10573  
(914) 636-8900  
(845) 282-7065 facsimile

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