

NOTICE OF SALE

SUPREME COURT COUNTY OF BRONX, NYCTL 1998-2 TRUST AND THE BANK OF NEW YORK MELLON AS COLLATERAL AGENT AND CUSTODIAN, Plaintiff, vs. PAUL LUPO, ET AL., Defendant(s).

Pursuant to a Judgment of Foreclosure and Sale dated May 25, 2022 and duly entered on May 27, 2022; an Amended Judgment of Foreclosure and Sale dated November 16, 2022 and duly entered on November 23, 2022; and an Order Amending the Amended Judgment of Foreclosure and Sale to Appoint a Substitute Referee dated and duly entered on June 27, 2025, I, the undersigned Referee will sell at public auction at the Bronx County Supreme Court, Courtroom 711, 851 Grand Concourse, Bronx, NY on January 26, 2026 at 2:15 p.m., 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 5529 and Lot 801.

Said premises may also be known as No # Schuyler Terrace, Bronx, NY.

Approximate amount of judgment is \$3,653.84 plus interest and costs.

Premises will be sold subject to provisions of filed Judgment and Terms of Sale.

Index #27624/2019E.

Ola M. Azeez, Esq., Referee

The Law Office of Thomas P. Malone, PLLC, 100 Park Avenue, 16th Floor, New York, New York 10017, Attorneys for Plaintiff

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF BRONX

NYCTL 1998-2 TRUST and THE BANK OF NEW YORK
MELLON as Collateral Agent and Custodian,

Plaintiffs,

-against-

PAUL LUPO, AAMES FUNDING CORPORATION D/B/A
AAMES HOME LOAN,

Defendants.

Index No. 27624/2019E

AFFIDAVIT OF SERVICE

Tax Lien Foreclosure

Block: 5529; **Lot:** 801
a/k/a No # Schuyler Terrace
Bronx, New York

STATE OF NEW YORK)
COUNTY OF NEW YORK) ss.:

Sandra Fernandez, duly sworn, deposes and says; that deponent is not a party to the within action, is over 18 years of age and is employed at 100 Park Avenue – 16th FL, New York, New York, 10017.

That on the 21st day of November, 2025, deponent served the within:

NOTICE OF SALE

upon the following named persons in the above entitled action at the addresses given below:

Paul Lupo
No # Schuyler Terrace
Bronx, NY 10465

-and-

12 Downesbury Court
Ridgefield, CT 06877

-and-

17 Turkey Plain Road
Bethel, CT 06801

Aames Funding Corporation
d/b/a Aames Home Loan
c/o National Registered Agents, Inc.
875 Avenue of Americas, Suite 501
New York, NY 10001

Ola M. Azeez, Esq. as Referee
Law Offices of Ola M. Azeez, P.C.
3908 White Plains Road
Bronx, NY 10466

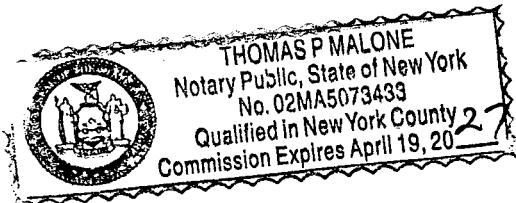
at the addresses designated for that purpose by depositing a true copy(ies) of same enclosed in a postpaid properly addressed wrapper(s), in a post office official depository under the exclusive care and custody of the United States Postal Services within New York County.

Sandra Fernandez
Sandra Fernandez

Sworn to before me this 21st day
of November, 2025



Notary Public



*** Please be advised that no other party has answered, appeared demanding notice of this application, or is otherwise entitled to notice hereof. ***

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF BRONX

Index No. 27624/2019E

NYCTL 1998-2 TRUST and THE BANK OF NEW YORK MELLON as Collateral Agent and Custodian,

Plaintiffs,
-against-

PAUL LUPO, AAMES FUNDING CORPORATION D/B/A AAMES HOME LOAN,

Defendants.

NOTICE OF SALE WITH AFFIDAVIT OF SERVICE

THE LAW OFFICE OF THOMAS P. MALONE, PLLC

Attorneys for Plaintiffs
100 Park Avenue – 16th FL
New York, New York 10017
Phone: (212) 867-0500
Fax (212) 867-0511

Pursuant to 22 NYCRR 130-1.0, the undersigned an attorney admitted to practice in the courts of New York State, certifies that, upon information and belief formed after reasonable inquiry, the contentions contained in the annexed papers are not frivolous.



Thomas P. Malone, Esq.