

SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF QUEENS

----- X  
NYCTL 1998-2 TRUST, and THE BANK OF NEW YORK: Index No. 704758/2018  
YORK MELLON, as Collateral Agent and Custodian for:  
the NYCTL 1998-2 TRUST, :

Plaintiffs, :  
- against - :  
MICHAEL SAVARESE a/k/a MICHAEL JAMES: **NOTICE OF SALE**  
SAVERESE, PIERRE JAMEAU, PAUL PIPIA,:  
CITIBANK, N.A., NEW YORK CITY:  
ENVIRONMENTAL CONTROL BOARD, NEW YORK:  
CITY PARKING VIOLATIONS BUREAU, NEW YORK:  
CITY DEPARTMENT OF FINANCE, and WAHIA:  
CHOWDAHURY, :  
: Defendants.

----- X  
**PLEASE TAKE NOTICE**, that pursuant to the terms of the Judgment of Foreclosure and Sale (the "Judgment"), issued by the Honorable Carmen R. Velasquez, Justice of the Supreme Court, the subject property located at 144-02 105<sup>th</sup> Avenue, Jamaica, New York 11435 and designated as Block 10044, Lot 1, has been scheduled for public auction in Courtroom #25 of the Queens County Supreme Court Courthouse, located at 88-11 Sutphin Boulevard, Jamaica, New York 11435, on Friday, January 9, 2026 at 11:00 a.m.

Dated: New York, New York  
December 22, 2025

SEYFARTH SHAW LLP  
*Attorneys for Plaintiffs*

By: /s/Jerry A. Montag

Jerry A. Montag  
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New York, New York 10018  
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To: MICHAEL SAVARESE a/k/a MICHAEL JAMES SAVARESE  
137-40 78th Street  
Howard Beach, New York 11414

PIERRE JAMEAU  
10 Colonial Place  
Centereach, New York 11720

PAUL PIPIA  
c/o Ragano & Ragano  
95-09 101st Avenue  
Ozone Park, New York 11416

CITIBANK, N.A.  
399 Park Avenue  
New York, New York 10022

NEW YORK CITY ENVIRONMENTAL CONTROL BOARD  
100 Church Street  
New York, New York 10007

NEW YORK CITY PARKING VIOLATIONS BUREAU  
Legal Division  
66 John Street  
New York, New York 10038

NEW YORK CITY DEPARTMENT OF FINANCE  
100 Church Street  
New York, New York 10007  
Attn: Commissioner of Finance

WAHIA CHOWDAHURY  
144-02 105th Avenue  
Jamaica, New York 1435

IRENE MATTONE, ESQ. (REFEREE)  
134-01 20th Avenue  
Whitestone, New York 11356

**SUPREME COURT - COUNTY OF QUEENS.**

NYCTL 1998-2 TRUST, and THE BANK OF NEW YORK MELLON, as Collateral Agent and Custodian for the NYCTL 1998-2 TRUST, Plaintiffs -against- MICHAEL SAVARESE a/k/a MICHAEL JAMES SAVARESE, PIERRE JAMEAU, PAUL PIPIA, et al. Defendant(s). Pursuant to a Judgment of Foreclosure and Sale dated August 26, 2024 and entered on August 29, 2025, I, the undersigned Referee will sell at public auction at the Queens County Supreme Courthouse, 88-11 Sutphin Blvd., in Courtroom # 25, Jamaica, NY 11435, on Friday January 9, 2026 at 11:00 a.m., or at such other location in the courthouse that the Court may designate for conducting this foreclosure auction, premises situate, lying and being in the Borough and County of Queens, City and State of New York, bounded and described as follows:  
BEGINNING at the corner formed by the intersection of the southerly side of 105th Avenue, formerly Sandman Avenue, with the easterly side of Allen Street, now known as Pinegrove Street, as said street and avenue are laid out on the Final Topographic Map of the City of New York; being a plot 25 feet by 100 feet by 25 feet by 100 feet. Block: 10044 Lot: 1

Said premises known as 144-02 105TH AVENUE, JAMAICA, NY 11435

Approximate amount of lien \$12,345.38, through October 21, 2019, plus interest fees & costs.

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

Index Number 704758/2018.

IRENE MATTONE, ESQ., Referee

Seyfarth Shaw LLP

Attorney(s) for Plaintiffs

620 Eighth Avenue, New York, NY 10018

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