

## **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 September 29, 2025 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, 60 East 42nd Street, Suite 553, New York, New York 10165, 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 60 East 42<sup>nd</sup> Street, Suite 553, New York, New York, 10165.

That on the 30<sup>th</sup> day of July, 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

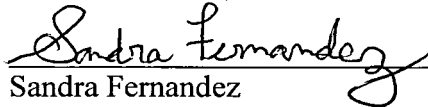
-and-

17 Turkey Plain Road  
Bethel, CT 06801

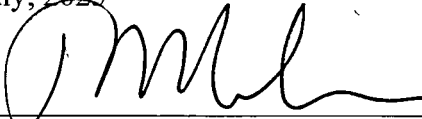
Aames Funding Corporation  
d/b/a Aames Home Loan  
c/o National Registered Agents, Inc.  
875 Avenue of Americas, Suite 501  
New York, NY 10001

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

Sworn to before me this 30<sup>th</sup> day  
of July, 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.

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**NOTICE OF SALE WITH AFFIDAVIT OF SERVICE**

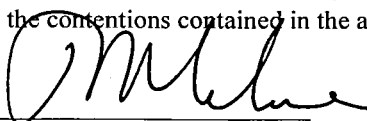
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**THE LAW OFFICE OF THOMAS P. MALONE, PLLC**

Attorneys for Plaintiffs  
60 East 42<sup>nd</sup> Street, Suite 553  
New York, New York 10165  
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.