

SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF KINGS

HSBC BANK USA, N.A., AS INDENTURE TRUSTEE  
FOR THE REGISTERED NOTEHOLDERS OF  
RENAISSANCE HOME EQUITY LOAN TRUST 2007-1,

-against-

RUSSELL DANCE, ET AL.

### NOTICE OF SALE

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure entered in the Office of the Clerk of the County of Kings on May 19, 2025, wherein HSBC BANK USA, N.A., AS INDENTURE TRUSTEE FOR THE REGISTERED NOTEHOLDERS OF RENAISSANCE HOME EQUITY LOAN TRUST 2007-1 is the Plaintiff and RUSSELL DANCE, ET AL., are the Defendants. I, the undersigned Referee, will sell at public auction at the KINGS COUNTY COURTHOUSE, 360 ADAMS STREET, ROOM 224, BROOKLYN, NY 11201, on August 7, 2025 at 2:30PM, the premises known as 311 MONTAUK AVENUE, BROOKLYN, NY 11208 and the following tax map identification 4056-4.

**ALL THAT CERTAIN PLOT PIECE OR PARCEL OF LAND LYING AND BEING IN  
THE BOROUGH OF BROOKLYN COUNTY OF KINGS STATE OF NEW YORK**

Premises will be sold subject to provisions of filed Judgment Index No.: 514358/2016; Gregory M. LaSpina, Esq., as 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 SUBJECT TO CHANGE DAY OF IN ACCORDANCE WITH COURT/CLERK DIRECTIVES.**



16-120763 - DrG

