

**NOTICE OF SALE****SUPREME COURT- COUNTY OF KINGS**

HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR NOMURA ASSET  
ACCEPTANCE CORPORATION, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES  
2006-AR2, Plaintiff,  
**AGAINST**  
IRA THOMAS A/K/A IRA C. THOMAS, et al. Defendant(s)

Pursuant to a judgment of foreclosure and sale duly entered on September 20, 2016.

I, the undersigned Referee, will sell at public auction at the Room 224, Kings County Supreme Court, 360 Adams Street, Brooklyn, NY 11201 on January 15, 2026 at 2:30 PM premises known as 1136 Bergen Ave, Brooklyn, NY 11234.

Please take notice that this foreclosure auction shall be conducted in compliance with the Foreclosure Auction Rules for Kings County, and the COVID 19 Health Emergency Rules, including proper use of masks and social distancing.

All that certain plot piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York. Block 8343 and Lot 53.

Approximate amount of judgment \$987,319.23 plus interest and costs. Premises will be sold subject to provisions of filed Judgment. Index #501462/2013.

Cassandra Hyppolite, Esq., Referee,  
Aldridge Pite, LLP - Attorneys for Plaintiff - 40 Marcus Drive, Suite 200, Melville, NY 11747