

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