

SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF QUEENS

HSBC BANK USA, N.A., AS  
INDENTURE TRUSTEE FOR THE  
REGISTERED NOTEHOLDERS OF  
RENAISSANCE HOME EQUITY LOAN  
TRUST 2006-2,

-against-

EDWARD SPENCER, 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 Queens on June 12, 2024, wherein HSBC BANK USA, N.A., AS INDENTURE TRUSTEE FOR THE REGISTERED NOTEHOLDERS OF RENAISSANCE HOME EQUITY LOAN TRUST 2006-2 is the Plaintiff and EDWARD SPENCER, ET AL. are the Defendant(s). I, the undersigned Referee, will sell at public auction at the QUEENS COUNTY SUPREME COURT, 88-11 SUTPHIN BLVD, COURTROOM 25, JAMAICA, NY 11435, on March 21, 2025 at 10:00AM, premises known as 10401 212TH STREET A/K/A 10403 212TH STREET, QUEENS VILLAGE A/K/A JAMAICA, NY 11429; and the following tax map identification: 11098-37.

**ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN THE FOURTH WARD OF THE BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK**

Premises will be sold subject to provisions of filed Judgment Index No.: 706002/2018. Richard M. Gutierrez, Esq. - 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.**



19-273438 - StM

