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March 3, 2025

Ira Seplow  
1469 East 85th Street  
Brooklyn, NY 11236

Beth Seplow  
1469 East 85th Street  
Brooklyn, NY 11236

Michele Mirro, Esq.  
*Attorney for Defendant New York City  
Environmental Control Board*  
375 Pearl Street, 30th Floor  
New York, NY 10038

Beth P. Schwartz, Esq.  
*Attorney for defendant United States of America  
Acting Through the IRS*  
VIA NYSCEF  
See last page of NOA-only wants served via  
NYSCEF  
Brooklyn, NY 11201

Occupant  
1469 East 85th Street  
Brooklyn, NY 11236

Jeffrey R. Miller, Esq.  
*Court-Appointed Referee*  
32 Broadway, Floor 13  
New York, NY 10004

Re: U.S. Bank National Association, as Trustee, etc. vs. Ira Seplow, et al.  
Index #: 41754/2007

Dear Sir or Madam:

Enclosed please find a copy of the Notice of Sale in regards to the above referenced matter.

Thank you.

Very truly yours,  
WOODS OVIATT GILMAN LLP

*Amanda Sims*  
Amanda Sims

Clerk

***This letter is an attempt to collect a debt. Any information will be used for that purpose.***

103486-1

U.S. Bank National Association, as Trustee, etc. v. Ira Seplow, et al.  
Kings County Supreme Court, Index #: 41754/2007

STATE OF NEW YORK  
SUPREME COURT: COUNTY OF KINGS

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U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE  
FOR SG MORTGAGE SECURITIES TRUST 2006-FRE2,  
ASSET BACKED CERTIFICATE, SERIES 2006-FRE2,

**NOTICE OF SALE IN  
FORECLOSURE**

Plaintiff,

v.

IRA SEPLOW, ET AL,

Defendants.

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PLEASE TAKE NOTICE THAT

In pursuance of a Judgment of Foreclosure and Sale entered in the Office of the County Clerk of Kings County on June 24, 2019, and the Nunc Pro Tunc Orders Amending the Judgment of Foreclosure and Sale duly entered in the Office of the Kings County Clerk on March 6, 2023 and June 11, 2024, I, Jeffrey R. Miller, Esq., the Referee named in said Judgment, will sell in one parcel at public auction on April 3, 2025 at Room 224 of the Kings County Supreme Court Supreme Court, 360 Adams Street, Brooklyn, NY, at 02:30 PM the premises described as follows:

1469 East 85th Street  
Brooklyn, NY 11236  
Block 8082 Lot 52

ALL THAT TRACT OR PARCEL OF LAND situate in the Borough of Brooklyn, County of Kings, City and State of New York.

The premises are sold subject to the provisions of the filed judgment, Index No. 41754/2007 in the amount of \$634,749.97 plus interest and costs. The aforementioned auction will be conducted in accordance with the Court System's COVID-19 mitigation protocols and as such all persons must comply with social distancing, wearing masks and screening practices in effect at the time of this foreclosure sale.

Woods Oviatt Gilman LLP  
Attorneys for Plaintiff  
500 Bausch & Lomb Place  
Rochester, NY 14604  
Tel.: 855-227-5072

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