

SUPREME COURT OF THE STATE OF NEW YORK

COUNTY OF QUEENS

U.S. Bank National Association, not in its individual
capacity but solely as trustee for the RMAC Trust,
Series 2016-CTT

Plaintiff(s),

-against-

Kenneth I. Ibe, as Co-Administrator of the Estate of
Regina Ibe a/k/a Regina Udunma Ibe, Deceased,
Adriane Argenio a/k/a Adrairie Argenio, as Co-
Administrator of the Estate of Regina Ibe a/k/a Regina
Udunma Ibe, deceased, Gregory Ibe, Benneth U. Ibe,
Gregory O. Ibe, Gregory O. Ibe as Guardian for PI,
Gregory O. Ibe as Guardian for GI, New York State
Department of Taxation and Finance, City of New
York Department of Finance Parking Violations
Bureau, City of New York Environmental Control
Board, "John Doe", "Jane Doe", "John Doe", "Jane
Doe"

Defendant(s)

Notice of Sale

Index Number: 701373/2017

Premises: 2903 Bayswater Ave., Far
Rockaway, NY 11691

NOTICE OF SALE
SUPREME COURT - COUNTY OF QUEENS

U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2016-CTT

Plaintiff,

Against

Kenneth I. Ibe, as Co-Administrator of the Estate of Regina Ibe a/k/a Regina Udunma Ibe, Deceased, Adriane Argenio a/k/a Adraine Argenio, as Co-Administrator of the Estate of Regina Ibe a/k/a Regina Udunma Ibe, deceased, Gregory Ibe, Benneth U. Ibe, Gregory O. Ibe, Gregory O. Ibe as Guardian for PI, Gregory O. Ibe as Guardian for GI, New York State Department of Taxation and Finance, City of New York Department of Finance Parking Violations Bureau, City of New York Environmental Control Board, "John Doe", "Jane Doe"

Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale, duly entered 12/17/2019, I, the undersigned Referee, will sell at public auction, at the Queens County Supreme Courthouse located at 88-11 Sutphin Boulevard, Jamaica, NY, on the second floor in Courtroom 25, on 1/23/2026 at 10:00AM, premises known as 2903 Bayswater Ave., Far Rockaway, NY 11691, and described as follows:

ALL that certain plot piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough and County of Queens, City and State of New York

Block 15723 Lot 17

The approximate amount of the current Judgment lien is \$653,919.98 plus interest and costs. The Premises will be sold subject to provisions of the aforesaid Judgment of Foreclosure and Sale; Index # 701373/2017

Gregory J. Newman, Esq., Referee.

SHELDON MAY & ASSOCIATES Attorneys at Law, 255 Merrick Road, Rockville Centre, NY 11570

Dated: 11/19/2025 File Number: 30774 CA

SUPREME COURT

STATE OF NEW YORK, COUNTY OF QUEENS Index Number 701373/2017

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Udunma Ibe, deceased, Gregory Ibe, Benneth U. Ibe, Gregory O. Ibe, Gregory O. Ibe as Guardian for PI,
Gregory O. Ibe as Guardian for GI, New York State Department of Taxation and Finance, City of New
York Department of Finance Parking Violations Bureau, City of New York Environmental Control
Board, "John Doe", "Jane Doe", "John Doe", "Jane Doe"

Defendant(s).

Notice of Sale

Sheldon May & Associates, P.C.
Attorneys for Plaintiff
Office and Post Office Address
255 Merrick Road
Rockville Centre, New York 11570
Telephone Number
(516) 763 - 3200

To:

Signature pursuant to rule 130-1.1-a

Print Name: Ted Eric May, Esq.

Service of a copy of the
within is hereby admitted.

Dated:

Attorney(s) for:

PLEASE TAKE NOTICE:

☐ NOTICE OF ENTRY

that the within is a (*certified*) true copy of a Duly entered in the office of the clerk of the within named
court on ,201

☐ NOTICE OF SETTLEMENT

that an order of which the within is a true copy will be presented for settlement to the Honorable one of the
judges of the within named court, at on 201 at .M.

Dated:

Yours, etc.
Sheldon May & Associates, P.C.
255 Merrick Road
Rockville Centre, New York 11570
(516) 763 - 3200