

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"

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 AKA
REGINA UDUNMA IBE, DECEASED, ADRIANE ARGENIO AKA ADRAINE ARGENIO,
AS CO-ADMINISTRATOR OF THE ESTATE OF REGINA IBE AKA 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, Queens County Supreme Courthouse located at 88-11
Sutphin Boulevard, Jamaica, NY, on the second floor in Courtroom 25, on 12/13/2024 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: 11/1/2024 File Number: 30774 CA

SUPREME COURT

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

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 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).

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 ENTRYthat the within is a (*certified*) true copy of a
named court on ,201

Duly entered in the office of the clerk of the within

☐ NOTICE OF SETTLEMENTthat 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