

## NOTICE OF SALE

## SUPREME COURT- COUNTY OF QUEENS

U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE, FOR MEB LOAN TRUST,  
Plaintiff,

AGAINST

JANE GEIST AS HEIR AT LAW AND NEXT OF KIN OF JANE P. WOOD; ALEXANDER  
WOOD AS HEIR AT LAW AND NEXT OF KIN OF JANE P. WOOD; DAVID C WOOD AS  
HEIR AT LAW AND NEXT OF KIN OF JANE P. WOOD, et al. Defendant(s)

Pursuant to a judgment of foreclosure and sale duly entered on April 14, 2025.

I, the undersigned Referee, will sell at public auction at Courtroom 25 of the Queens  
Supreme Court, located at 88-11 Sutphin Boulevard, 2nd Floor, Jamaica, NY 11435 on January  
16, 2026 at 10:00 AM premises known as 22234 95th Avenue Queens Village, NY 11429.

Please take notice that this foreclosure auction shall be conducted in compliance with the  
Foreclosure Auction Rules for Queens 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 4<sup>th</sup> Ward, Borough and County of Queens, City and State  
of New York. Block 10811 and Lot 20.

Approximate amount of judgment \$245,645.91 plus interest and costs. Premises will be  
sold subject to provisions of filed Judgment. Index #711492/2018.

Alan Kestenbaum Esq, Referee,  
Aldridge Pite, LLP - Attorneys for Plaintiff - 40 Marcus Drive, Suite 200, Melville, NY 11747