

TO BE COMPLETED FOR EVERY SALE BY COURT APPOINTED REFEREE AND FILED WITH COUNTY
CLERK AND CHAMBERS WITHIN 30 DAYS OF SALE

FORECLOSURE ACTION SURPLUS MONIES FORM

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF QUEENS

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

Part _____

Hon. CARMEN VELASQUEZ

Plaintiff,

- against -

Index No. 711492/2018

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;
UNITED STATES OF AMERICA INTERNAL REVENUE
SERVICE; NEW YORK STATE DEPARTMENT OF
TAXATION AND FINANCE; WORKERS COMPENSATION
BOARD OF THE STATE OF NEW YORK; FEDERATED
FINANCIAL CORP OF AMERICA (A/A/O) ADVANTA
BANK CORP; ASSET ACCEPTANCE, LLC; NEW YORK
CITY TRANSIT ADJUDICATION BUREAU; NYC PARKING
VIOLATIONS BUREAU; NYC ENVIRONMENTAL
CONTROL BOARD; QUEENS SUPREME COURT; and
"JANE DOE as JOHN DOE #1",

Defendant(s).

----- X

Property Address: 22234 95th Avenue Queens Village, NY 11429

Sale Date: 1/16/2026


A. Were there surplus funds? ☐ Yes ☐ No

B. To be completed by the Referee

Amount of final judgment of foreclosure
Sale price of property
Upset price
Surplus amount

\$245,645.91
\$ 490,000
\$ 263,085.37
\$0.00

C. To be completed by Referee conducting the sale (please print)

Name: ALAN KESTENBAUM ESQ Telephone: (718) 281-0100
Address: 4240 BELL BLVD STE 302 BAYSIDE, NY 11361-2861
E-mail Address: ALAN@KANDSESO.COM
Signature and Date: 

D. To be completed by Plaintiff's RepresentativeE. To be completed by Purchaser

Name (please print)

Cristine DeAngelis

Address:

E-mail Address:

Telephone: 516 672-2577

Signature and Date:

Cristine DeAngelis 1/16/26

Name (please print)

The Sikh Center of NY Inc

Address:

222 28 95th Ave

E-mail Address:

Telephone: 917 650-7737

Signature and Date:

X Butmalu In