

## NOTICE OF SALE

SUPREME COURT COUNTY OF QUEENS

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY  
BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST, Plaintiff  
AGAINST

CHRISTOPHER MICHAEL MCDONOUGH INDIVIDUALLY AND AS TRUSTEE OF THE  
JANET O. MCDONOUGH TRUST IF LIVING, AND IF HE/SHE BE DEAD, ANY AND ALL  
PERSONS UNKNOWN TO PLAINTIFF, CLAIMING, OR WHO MAY CLAIM TO HAVE AN  
INTEREST IN, OR GENERAL OR SPECIFIC LIEN UPON THE REAL PROPERTY  
DESCRIBED IN THIS ACTION; ET AL., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered March 19, 2025, I, the undersigned  
Referee will sell at public auction at the Queens County Supreme Courthouse, on the second floor  
in Courtroom 25, 88-11 Sutphin Boulevard, Jamaica, New York on June 20, 2025 at 10:00 am,  
premises known as 2 Bay Club Drive, Apt. 15R, Bayside, NY 11360. All that certain plot piece  
or parcel of land, with the buildings and improvements erected, situate, lying and being in the  
Borough and County of Queens, City and State of New York, Block 5893 Lot 1857. Approximate  
amount of judgment \$51,159.88 plus interest and costs. Premises will be sold subject to provisions  
of filed Judgment Index #723238/2022.

Lois M. Vitti, Esq., Referee

Gross Polowy, LLC

1775 Wehrle Drive

Williamsville, NY 14221

22-003026