

## **NOTICE OF SALE**

**SUPREME COURT COUNTY OF QUEENS**

U.S. Bank, N.A., as trustee, in trust for the holders of the J.P. Morgan Alternative Loan Trust 2006-A2 Mortgage Pass-Through Certificates, Plaintiff

**AGAINST**

Alexander Juwah a/k/a Alexander Azuka Juwah; et al., Defendant(s)

Pursuant to a Judgment of Foreclosure and Sale duly entered September 28, 2018, amended February 21, 2024 and September 12, 2025, I, the undersigned Referee, will sell at public auction at the Queens County Supreme Courthouse, 88-11 Sutphin Boulevard, Jamaica, NY 11435, on the second floor in Courtroom 25 on December 5, 2025, at 10:00AM, premises known as 11557 196th Street, Saint Albans, NY 11412. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Fourth Ward, Borough and County of Queens, City and State of New York, Block 11037 Lot 12. Approximate amount of judgment \$433,629.92 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index# 705428/2015.

Neda Melamed, Esq., Referee

LOGS Legal Group LLP f/k/a Shapiro, DiCaro & Barak, LLC  
Attorney(s) for the Plaintiff  
175 Mile Crossing Boulevard  
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(877) 430-4792

Dated: September 27, 2025

**For sale information, please visit [www.Auction.com](http://www.Auction.com) or call (800) 280-2831**