

**FORECLOSURE**

and being in Land Lot 293, 6th District, Gwinnett County, Georgia, being Lot 45, Block A, Windsor Gate, Unit 11, as recorded in Plat Book 68, Page 84, Gwinnett County Records, which plat is hereby referred to and made a part of this description. Said property is known as **3210 Windsor Gate Run, Duluth, GA 30096**, together with all fixtures and personal property attached to and constituting a part of said property, if any. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the secured creditor. The property is or may be in the possession of Erick S. Stokes and Darlene M. Stokes, successor in interest or tenant(s). U.S. Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Loan Trust 2005-RF3 as Attorney-in-Fact for Erick S. Stokes and Darlene M. Stokes File no. 03-2021 LOGS LEGAL GROUP LLP Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E. Suite 300 Atlanta, GA 30348 (770) 253-5555 \*\*CF REFERENCE INITIALS\*\* https://www.logs.com/ \*THE LAW FIRM IS ACTING AS A DEBT COLLECTOR, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 950-72811 6/22,29,7,6,13,20,27,2022

**NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY**

By virtue of a Power of Sale contained in that certain Security Deed from **QUINCY SUMMERS to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION DBA NORTHPOINT MORTGAGE**, dated February 24, 2017, recorded March 2, 2017, in Deed Book 54963, Page 750, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of One Hundred Forty-Five Thousand Eight Hundred Nine and 00/100 dollars (\$145,809.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to Lakeview Loan Servicing, LLC, there will be sold at public outcry to the highest bidder for cash at the Gwinnett County Courthouse, within the legal hours of sale on the first Tuesday in August, 2022, all property described in said Security Deed including but not limited to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 125 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING UNIT 24 OF GLENCREST PLACE SUBDIVISION, PER PLAT THEREOF RECORDED IN PLAT BOOK 97, PAGE 76 AND 77, GWINNETT COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION. PARCEL ID#: R7135 280 PROPERTY ADDRESS AT 2485 BIRKHALL WAY, LAWRENCEVILLE, GA 30043 ACCORDING TO THE PRESENT NUMBERING SYSTEM IN GWINNETT COUNTY, GEORGIA. Said legal description being controlling, however the property is more commonly known as **2485 BIRKHALL WAY, LAWRENCEVILLE, GA 30043**. The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which might be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants; and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is **QUINCY SUMMERS**, or tenant(s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: **M & T Bank, Loss Mitigation Dept., 1100 WEHRLER DRIVE, WILLIAMSVILLE, NY 14221**, Telephone Number: 1-800-724-1633. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. LAKEVIEW LOAN SERVICING, LLC, as Attorney in Fact for QUINCY SUMMERS THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW, IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Attorney Contact: Ruben Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number:

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(877) 813-0992 Case No. MTB-20-00275-5 Ad Run Dates 07/06/2022, 07/20/2022, 07/13/2022, 07/27/2022, 950-75333 7/6,13,20,27,2022

**Notice of Sale Under Power GEORGIA, State of GEORGIA, County of GWINNETT.**

Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by **MELANIE ROBIN STINSON THAPA to WASHINGTON MUTUAL BANK, FA**, dated 02/26/2003, and Recorded on 04/03/2003 as Book No. 31789 and Page No. 0075, GWINNETT County, Georgia records, as last assigned to **JPMORGAN CHASE BANK NATIONAL ASSOCIATION (the Secured Creditor)**, by assignment, conveying the after described property to secure a Note of even date in the original principal amount of \$125,100.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at the GWINNETT County Courthouse within the legal hours of sale on the first Tuesday in August, 2022, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 159 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, AND BEING LOT 11, BLOCK A, JACKSON'S MILL SUBDIVISION, UNIT TWO, AS PER PLAT RECORDED IN PLAT BOOK 14, PAGE 248, GWINNETT COUNTY RECORDS, WHICH PLAT IS HEREBY REFERRED TO AND MADE A PART HEREOF BY REFERENCE. The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible causes of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). JPMORGAN CHASE BANK NATIONAL ASSOCIATION holds the duly endorsed Note and is the current assignee of the Security Deed to the property. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, acting on behalf of and, as necessary, in consultation with JPMORGAN CHASE BANK NATIONAL ASSOCIATION (the current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. § 44-14-162.2, JPMORGAN CHASE BANK, NATIONAL ASSOCIATION may be contacted at: JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, 3415 VISION DRIVE, COLUMBUS, OH 43219, 866 550 5705. Please note that, pursuant to O.C.G.A. § 44-14-162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as **832 HILLCREST RD NW, LILBURN, GEORGIA 30047** is/are: **MELANIE ROBIN STINSON THAPA** or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. JPMORGAN CHASE BANK NATIONAL ASSOCIATION as Attorney in Fact for **MELANIE ROBIN STINSON THAPA**. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 0000009434325 BARRETT DANN FRAPPER, TURNER & ENIGL, LLP 400M Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341 5398. 950-75063 7/6,13,20,27,2022

**NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY**

By virtue of a Power of Sale contained in that certain Security Deed from **L. JOANN WADDELL and LOTTIE J BECKER to BANK OF AMERICA, N.A.**, dated November 27, 2002, recorded December 16, 2002, in Deed Book 30185, Page 45, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Thirty-Six Thousand Six Hundred and 00/100 dollars (\$36,600.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to **BANK OF AMERICA, N.A.**, there will be sold at public outcry to the highest bidder for cash at the Gwinnett County Courthouse, within the legal hours of sale on the first Tuesday in August, 2022, all property described in said Security Deed including but not limited to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 296 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 36, BLOCK C, UNIT SIX, CHARLESTON BAY, FEE SIMPLE TOWNHOMES PER PLAT THEREOF RECORDED IN PLAT BOOK 31, PAGE 22 GWINNETT COUNTY RECORDS, AND BEING IMPROVED PROPERTY KNOWN AS 3826 MEETING STREET, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN GWINNETT COUNTY, GEORGIA. Said legal description

being controlling, however the property is more commonly known as **3826 MEETING ST, DULUTH, GA 30086**. The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants; and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is **L. JOANN WADDELL, LOTTIE J BECKER, MARVIN S BLIESATH, III, or tenant(s)**. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Bank of America, N.A., as successor by merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP, Loss Mitigation Dept., 7105 Corporate Drive, Plano, TX 75024, Telephone Number: 800-846-2222. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. BANK OF AMERICA, N.A. as Attorney in Fact for **L. JOANN WADDELL, LOTTIE J BECKER THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW, IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.** Attorney Contact: Ruben Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. BAC-22-02772-1 Ad Run Dates 07/06/2022, 07/13/2022, 07/27/2022, 950-75094 7/6,13,20,27,2022

**Notice of Sale Under Power Georgia, Gwinnett County**

Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by **Kenneth Washington and Stephanie E. Washington to Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Quicken Loans Inc.**, dated January 12, 2008, and recorded in Deed Book 46073, Page 335, Gwinnett County, Georgia records, as last transferred to **U.S. Bank National Association, not in its individual capacity but solely as indenture trustee, for the holders of the CIM Trust 2020-R3, Mortgage-Backed Notes, Series 2020-R3** by Assignment recorded in said Book 5219, Page 119, Gwinnett County, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of \$728,000.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia, within the legal hours of sale on the first Tuesday in August, 2022, to wit: August 2, 2022, the following described property: All that tract or parcel of land lying and being in Land Lot 312, 7th District Gwinnett County, Georgia, being Lot 541, Unit V, Phase II, Edinburgh, as recorded in Deed Book 93, Page 156, Gwinnett County records, which plat is hereby referred to and made a part of this description by reference. Commonly known as: **3388 Bingham Road, Suwanee, GA 30024**, together with all fixtures and personal property attached to and constituting a part of said property. To the best of the knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): **Kenneth Washington and Stephanie E. Washington** or tenant or tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; (2) O.C.G.A. Section 9-13-172.1; and (3) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the

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loan as provided in the preceding paragraph. Pursuant to O.C.G.A. Section 44-14-162.2, the entity that has full authority to negotiate, amend and modify all terms of the mortgage with the debtor is: Select Portfolio Servicing, Inc. Attention: Loss Mitigation Department 3217 S. Decker Lake Drive Salt Lake City, Utah 84119 1-888-818-6032 The foregoing notwithstanding, nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require the secured creditor to negotiate, amend or modify the terms of the Deed to Secure Debt described herein. This sale is conducted on behalf of the secured creditor under the power of sale granted in the aforementioned security instrument, specifically being U.S. Bank National Association, not in its individual capacity but solely as indenture trustee, for the holders of the CIM Trust 2020-R3, Mortgage-Backed Notes, Series 2020-R3 as attorney in fact for Kenneth Washington and Stephanie E. Washington Richard B. Maner, P.C. 180 Interstate N Parkway, Suite 200 Atlanta, GA 30339 404.252.6395 THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. FC21-119 950-75110 7/6,13,20,27,2022

**NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY**

By virtue of a Power of Sale contained in that certain Security Deed from **MULUKEN WUDNEH to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS GRANTEE, AS NOMINEE FOR AMERISAVE MORTGAGE CORPORATION**, dated April 5, 2019, recorded April 11, 2019, in Deed Book 56521, Page 00274, Gwinnett County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Three Hundred Twenty-Five Thousand Six Hundred and 00/100 dollars (\$325,600.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to AmeriSave Mortgage Corporation, there will be sold at public outcry to the highest bidder for cash at the Gwinnett County Courthouse, within the legal hours of sale on the first Tuesday in August, 2022, all property described in said Security Deed including but not limited to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 165 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING SUBDIVIDED LOT 2, BLOCK B, AS SHOWN UPON THE FINAL PLAT OF INDEPENDENCE SUBDIVISION, PHASE I-A, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 143, PAGES 225-227, GWINNETT COUNTY RECORDS, SAID PLAT BEING INCORPORATED HEREIN BY REFERENCE THEREIN. Said legal description being controlling, however the property is more commonly known as **2624 OAK GROVE ROAD, LOGANVILLE, GA 30052**. The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants; and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is **MULUKEN WUDNEH, BELAINESH GEBREHIWOT WORKU**, or tenant(s). The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: AmeriSave Mortgage Corporation, Loss Mitigation Dept., 1 Corporate Drive Suite 360, Lake Zurich, IL 60047, Telephone Number: 1-866-397-5370. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. AMERISAVE MORTGAGE CORPORATION as Attorney in Fact for **MULUKEN WUDNEH THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW, IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.** Attorney Contact: Ruben Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. DAMC-22-02806-1 Ad Run Dates 07/06/2022, 07/13/2022, 07/27/2022, 950-75091 7/6,13,20,27,2022

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