

**FORECLOSURE**

which allows for certain procedures regarding the rescission of judicial and non-judicial 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. 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: Carrington Mortgage Services, LLC Attention: Loss Mitigation Department 1600 South Douglas Road, Suites 100 & 200-A Anaheim, CA 92806 1-800-561-4567 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 BANK UNITED N.A. as attorney in fact for APRIL O. POLLARD Parkway Law Group, LLC 1755 North Brown Road Suite 150 Lawrenceville, GA 30043 404.719.5155 July 7,14,21 and 28, 2022 22-0058 THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 950-75190 7/6,13,20,27,2022

**GWINNETT COUNTY NOTICE OF SALE UNDER POWER**

THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. By virtue of the power of sale contained in that certain Security Deed from Robert K. Sherrer and Carrie Jean Sherrer to Citywide Banks, dated April 12, 2013, filed for record May 20, 2013, and recorded in Deed Book 52234, Page 0001, Gwinnett County, Georgia, Records, and Security Deed having been given to secure a Note dated April 12, 2013, in the original principal sum of One Hundred Sixty-Five Thousand Dollars (\$165,000.00), with interest from date at the rate stated in the Notice on the unpaid balance until paid, and the Note being in default, there will be sold by the undersigned at public outcry during the legal hours of sale to the highest bidder for cash before the Courthouse door at Gwinnett County, Georgia, on August 2, 2022, the following described real property (the "Property") ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 1, OF THE 5TH DISTRICT, GMD 587 (ROCKY CREEK DISTRICT), GWINNETT COUNTY, GEORGIA, BEING LOT 29, BLOCK A, DACULA BLUFF FKA AUBURN ROAD TRACT, AS PER PLAT RECORDED IN PLAT BOOK 87, PAGES 53 AND 54, GWINNETT COUNTY, GEORGIA, RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE FOR A MORE DETAILED DESCRIPTION. The debt secured by the Security Deed and evidenced by the Note and has been, and is hereby, declared due and payable because of, among other possible events of default, failure to make the payments as required by the terms of the Note. The debt remaining is in default and this sale will be made for the purposes of paying the Security Deed, accrued interest, and all expenses of the sale, including attorneys' fees. Notice of intention to collect attorneys' fees has been given as provided by law. To the best of the undersigned's knowledge the persons in possession of the property are Robert K. Sherrer and Carrie Jean Sherrer. The property being commonly known as **3507 Vern Way, Dacula, GA 30019** in Gwinnett County will be sold as the property of Robert K. Sherrer and Carrie Jean Sherrer, subject to any outstanding ad valorem taxes (including taxes which are a lien and not yet due and payable), any matters affecting title to the property which would be disclosed by accurate survey and inspection thereof, and all assessments, liens, encumbrances, restrictions, covenants, and matters of record superior to said Security Deed. Pursuant to O.C.G.A. Section 44-14-162.2, the name, address, and telephone number of the individual or entity who shall have the full authority to negotiate, amend or modify all terms of the above-described mortgage is as follows: Dominique Vondran, Citywide Banks, 1998 Central Avenue, Dubuque, IA 52001, 866-934-4070. The foregoing notwithstanding, nothing in O.C.G.A. Section 44-14-162.2 shall require the secured creditor to negotiate, amend or modify the terms of the mortgage instrument. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. THIS LAW FIRM MAY BE ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 950-75192 7/13,20,27,8/3,10,17,24,31, 2022

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

Because of a default under the terms of the Security Deed executed by **Erick S. Stokes and Darlene M. Stokes to The Dime Savings Bank of New York, FSB d/b/a National Mortgage Investments Co.** dated December 22, 1995, and recorded in Deed Book 12133, Page 88, as last modified in Deed Book 55579, Page 715, Gwinnett County Records, said Security Deed having been last sold, assigned, transferred and conveyed to **U.S. Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Loan Trust 2005-RF3**, securing a Note in the original principal amount of \$117,587.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, August 2, 2022, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit: All the tract or parcel of land lying 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 or 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, first, 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

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September 6, 2022, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 205 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, AND BEING IN LOT 99, BLOCK A OF ASHLAND PARK, UNIT TWO, AS PER PUT RECORDED IN PUT BOOK 89, PAGE 118 OF GWINNETT COUNTY, GEORGIA RECORDS, WHICH PUT IS INCORPORATED HEREOF AND MADE A PART HEREOF BY REFERENCE. SAID PROPERTY IS KNOWN AS 820 ASHLAND PARK WAY, LAWRENCEVILLE, GA 30045, TOGETHER WITH ALL FIXTURES AND PERSONAL PROPERTY ATTACHED TO AND CONSTITUTING A PART OF SAID PROPERTY, IF ANY. The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. The debt remaining 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). Said property is commonly known as **820 ASHLAND PARK WAY LAWRENCEVILLE, GA 30045**, together with all fixtures and personal property attached to and constituting a part of said property, to the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): MAURICE SMITH and LETISHA M. SMITH 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 non-judicial 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. 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: Carrington Mortgage Services, LLC Attention: Loss Mitigation Department 1600 South Douglas Road, Suites 100 & 200-A Anaheim, CA 92806 1-800-561-4567 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 BANK UNITED, NA as attorney in fact for MAURICE SMITH and LETISHA M. SMITH Parkway Law Group, LLC 1755 North Brown Road Suite 150 Lawrenceville, GA 30043 404.719.5155 July 13,20, 27, August 3, 10,17,24 and 31, 2022 22-0052 THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 950-75192 7/13,20,27,8/3,10,17,24,31, 2022

**GWINNETT COUNTY NOTICE OF SALE UNDER POWER**

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 730, 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 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 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 QUINCY SUMMERS, or tenants(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, WILLAMSVILLE, 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: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. MTB-20-00275-5 Ad. Run Dates 07/06/2022, 07/13/2022, 07/20/2022, 07/27/2022 950-75333 7/6,13,20,27,2022

**Notice of Sale Under Power: 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 31729 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 said 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 prop-

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erty: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 159 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, AND BEING IN 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 events 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. Section 9-13-172-1 Ad. Run Dates 07/06/2022, 07/13/2022, 07/20/2022, 07/27/2022 950-75094 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 730, 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 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 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 QUINCY SUMMERS, or tenants(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, WILLAMSVILLE, 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: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. MTB-20-00275-5 Ad. Run Dates 07/06/2022, 07/13/2022, 07/20/2022, 07/27/2022 950-75333 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 WADELL 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, CHARLETON BAY, THE SIMPLE TOWN-HOMES PER PLAT THEREOF RECORDED IN PLAT BOOK 31, PAGE 227, GWINNETT COUNTY, GEORGIA RECORDS, AND BEING IMPROVED PROPERTY KNOWN AS 3826 MEETING ST, DULUTH, GA 30096. 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

**NOTICE OF SALE UNDER POWER: 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 31729 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 said 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 prop-

**FORECLOSURE**

erty: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 159 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, AND BEING IN 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 events 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. Section 9-13-172-1 Ad. Run Dates 07/06/2022, 07/13/2022, 07/20/2022, 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 Quercus Loans Inc.**, dated January 12, 2006, 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 Deed Book 59219, 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 317, 7th District Gwinnett County, Georgia, being Lot 541, Unit V, Phase II, Edinburg, as per plat recorded in Plat 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**. The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. The debt remaining 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). Said property is commonly known as **3388 Bingham Road, Suwanee, GA 30024**. The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. The debt remaining 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). Said property is commonly known as **3388 Bingham Road, Suwanee, GA 30024**. The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. The debt remaining 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). Said property is commonly known as **3388 Bingham Road, Suwanee, GA 30024**. The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. The debt remaining 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). Said property is commonly known as **3388 Bingham Road, Suwanee, GA 30024**. The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. The debt remaining 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). Said property is commonly known as **3388 Bingham Road, Suwanee, GA 30024**. The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. The debt remaining 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). Said property is commonly known as **3388 Bingham Road, Suwanee, GA 30024**. 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