

FORECLOSURE

GIA, 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 WEHRLI 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: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. MTS-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

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. 31736 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 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. § 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 may be dis-

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closed 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 DAFIN FRAPPIER TURNER & ENGEL, LLP 4004 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 227, GWINNETT COUNTY, GEORGIA 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 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 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 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: Bank of America, N.A., as successor by merger to BAC Home Loans Servicing, LP 1/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: Rubin 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, 07/20/2022, 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 **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

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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 A, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 143, PAGES 225-227, GWINNETT COUNTY RECORDS, SAID PLAT BEING INCORPORATED HEREIN BY REFERENCE THERETO. 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 GERBIWOT WORKU, 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: 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: Rubin 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, 07/20/2022, 07/27/2022 950-75091 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 227, GWINNETT COUNTY, GEORGIA 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 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 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 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: Bank of America, N.A., as successor by merger to BAC Home Loans Servicing, LP 1/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: Rubin 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, 07/20/2022, 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 **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



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