

**IN THE COURT OF COMMON PLEAS
WILLIAMS COUNTY, OHIO**

**The Bank of New York Mellon
f/k/a The Bank of New York as
successor trustee for JPMorgan
Chase Bank, N.A., as Trustee for
the benefit of the Certificate
holders of Popular ABS, Inc.
Mortgage Pass-Through Certificates
Series 2006**

Case No. 26CI000038

Judge Rhonda L. Fisher

LEGAL NOTICE

Plaintiff,

VS.

**John Doe(s), Name Unknown, the Unknown
heirs, devisees, legatees, beneficiaries of Gary
Durham and their unknown spouses and
creditors; and the unknown spouse of Gary
Durham, et al.
Defendants.**

**John Doe(s), Name Unknown, the Unknown heirs, devisees,
legatees, beneficiaries of Gary Durham and their unknown
spouses and creditors; and the unknown spouse of Gary
Durham, whose last known address is 313 West Water Street,
Montpelier, OH 43543, will take notice that on February 20,
2026, The Bank of New York Mellon f/k/a The Bank of New
York as successor trustee for JPMorgan Chase Bank, N.A.,
as Trustee for the benefit of the Certificate holders of Pop-
ular ABS, Inc. Mortgage Pass-Through Certificates Series
2006-A filed its Complaint in the Williams County Court of
Common Pleas at One Courthouse Square, Bryan, OH 43506,
assigned Case No. 26CI000038 and styled The Bank of New
York Mellon f/k/a The Bank of New York as successor trustee
for JPMorgan Chase Bank, N.A., as Trustee for the benefit of
the Certificate holders of Popular ABS, Inc. Mortgage Pass-
Through Certificates Series 2006-A vs. John Doe(s), Name Un-
known, the Unknown heirs, devisees, legatees, beneficiaries
of Gary Durham and their unknown spouses and creditors;
and the unknown spouse of Gary Durham, et al. The object
of, and demand for relief in, the Complaint is to foreclose the
lien of Plaintiff's mortgage recorded upon the real estate de-
scribed below and in which Plaintiff alleges that the foregoing
defendant has or claims to have an interest:**

Parcel number(s): 072-020-03-049.000

Property address: 313 West Water Street, Montpelier, OH 43543

**The defendant named above is required to answer the Com-
plaint within twenty-eight (28) days after the last publication
of this legal notice. This legal notice will be published once a
week for three successive weeks.**