

NOTICE OF SALE UNDER POWER
STATE OF GEORGIA, COUNTY OF FULTON

By virtue of a Power of Sale contained in that certain Security Deed from 234 Walnut Street, LLC to Mortgage Electronic Registration Systems, Inc., as nominee for Hometown Equity Mortgage LLC, dated September 2, 2022 and recorded on September 8, 2022 in Deed Book 66117, Page 420, in the Office of the Clerk of Superior Court of Fulton County, Georgia, said Security Deed having been given to secure a Note of even date, in the original principal amount of Two Hundred Twenty-Five Thousand and 00/100 dollars (\$225,000.00) with interest thereon as provided therein, as last transferred to RCF III Loan Acquisition, LP by assignment of record, will be sold at public outcry to the highest bidder for cash before the courthouse door of Fulton County, Georgia, or at such place as has or may be lawfully designated as an alternative location, within the legal hours of sale on the first Tuesday in July, 2026, 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 83 OF THE 14TH DISTRICT OF FULTON COUNTY, GEORGIA, AND .07 ACRES, MORE OR LESS, ACCORDING TO THAT SURVEY FOR CARNELL AND BARBARA THOMAS, DATED JUNE 4, 2002, BY ESTON PENDLEY (RLSA) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT POINT LOCATED ON THE WESTERLY RIGHT-OF-WAY OF WALNUT STREET (30 FOOT RIGHT-OF-WAY) LOCATED SOUTH 00 DEGREES 23 MINUTES 12 SECONDS EAST, 30.41 FEET FROM THE INTERSECTION OF SAID RIGHT-OF-WAY AND THURMOND STREET (50 FOOT RIGHT-OF-WAY); THENCE ALONG SAID RIGHT-OF-WAY SOUTH 00 DEGREES 02 MINUTES 16 SECONDS WEST, 33.00 FEET TO AN IRON PIN SET; THENCE SOUTH 89 DEGREES 23 MINUTES 30 SECONDS WEST, 100.00 FEET TO AN IRON PIN SET; THENCE NORTH 00 DEGREES 02 MINUTES 16 SECONDS EAST, 33.00 FEET TO AN IRON PIN SET; THENCE SOUTH 89 DEGREES

23 MINUTES 30 SECONDS EAST, 100.03 FEET TO AN IRON PIN FOUND AND THE POINT OF BEGINNING.

Said property may more commonly be known as 234 Walnut Street Northwest, Atlanta, GA 30314.

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, non-payment of the monthly installments on said loan. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorney's fees (notice of intent to collect attorney's fees having been given).

The individual or entity that has full authority to negotiate, amend and modify all terms of the loan is Shellpoint Mortgage Servicing, 75 Beattie Place, Greenville, SC 29601, 1-800-365-7107.

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: a) zoning ordinances; b) matters which would be disclosed by an accurate survey or by an inspection of the property; c) any outstanding ad valorem taxes, including taxes, which constitute liens upon said property whether or not now due and payable; d) special assessments; e) the right of redemption of any taxing authority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owners and party in possession of the property are _ 234 Walnut Street LLC and or tenant(s). 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.

RCF III Loan Acquisition, LP as Attorney-in-Fact for 234 Walnut Street LLC

Contact:

Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; (850) 422-2520

Ad Run Dates: 06/10/2026 ,06/17/2026 ,06/24/2026 ,07/01/2026 ;