

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 Brenda S. Shirley to First Service Mortgage, Inc., dated February 13, 1998 and recorded on May 18, 1998 in Deed Book 24573, Page 344, 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 One Hundred Three Thousand Sixty-Three and 00/100 dollars (\$103,063.00) with interest thereon as provided therein, as last transferred to BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, L.P. , recorded in Deed Book 52269, Page 570, aforesaid records, 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 December, 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 14, 14F DISTRICT, FULTON COUNTY, GEORGIA, BEING LOT 8, BLOCK C, UNIT 2, CRYSTAL COVE, AS PER PLAT RECORDED IN PLAT BOOK 186, PAGE 13, FULTON COUNTY RECORDS; SAID PLAT IS INCORPORATED HEREIN AND MADE A PAR HEREOF BY REFERENCE.

Said property may more commonly be known as **3882 Kenner Drive, Atlanta, GA 30331.**

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 Bank of America, N.A., c/o 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 _ Brenda S Shirley 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.

Bank of America, N.A. as Attorney-in-Fact for
Brenda S. Shirley

Contact:

Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; (850) 422-2520
Case #: BANA-26-018019-1