

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 West Atlanta LLC to CV3 Financial Services, LLC, dated April 30, 2024 and recorded on May 3, 2024 in Deed Book 67818, Page 33, 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 Thirty-Six Thousand and 00/100 dollars (\$236,000.00) with interest thereon as provided therein, 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 THE CITY OF ATLANTA, IN LAND LOT 111 OF THE 14TH DISTRICT OF FULTON COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH SIDE OF BEUTELL STREET (FORMERLY WESTERN STREET, SOMETIMES REFERRED TO AS WEST STREET) NINETY (90) FEET WEST FROM THE SOUTHWEST CORNER OF BEUTELL STREET AND OLIVER STREET; THENCE WEST ALONG THE SOUTH SIDE OF BEUTELL STREET FORTY THREE (43) FEET; THENCE SOUTH SEVENTY SIX AND ONE HALF (76 1/2) FEET; THENCE EAST, FORTY THREE (43) FEET; THENCE NORTH SEVENTY SIX AND ONE HALF (76 1/2) FEET TO BEUTELL STREET AT THE POINT OF BEGINNING.

Said property may more commonly be known as 870 Beutell St NW, 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 Morgan Stanley Mortgage Capital Holdings LLC, 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 West Atlanta 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.

Morgan Stanley Mortgage Capital Holdings LLC

as Attorney-in-Fact for

West Atlanta 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;