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

By virtue of a Power of Sale contained in that certain Security Deed from SHIRLETTE WILLIAMS to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR DEVELOPER'S MORTGAGE COMPANY ITS SUCCESSORS AND ASSIGNS, dated February 14, 2022 and recorded on March 14, 2022 in Deed Book 59773, Page 2, in the Office of the Clerk of Superior Court of Gwinnett 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 Sixty and 00/100 dollars ($236,060.00) with interest thereon as provided therein, as last transferred to NewRez LLC d/b/a Shellpoint Mortgage Servicing by assignment recorded at Book 61375, Page 184, aforesaid records, will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett 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 January, 2027, 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 3 of the 5th District, Gwinnett County, Georgia, being Lot 11, Block C, Rose Lake Subdivision, Unit One, as per plat recorded in Plat Book 47, Page 7, Gwinnett County, Georgia Records, which plat is incorporated herein by reference and made a part of this description. The improvements thereon being known as 3444 Kenilworth Court, Snellville, Georgia - 30039.

Said property may more commonly be known as 3444 Kenilworth Court, Snellville, GA 30039.

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 NewRez LLC, 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 _ Shirlette Williams 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.

NewRez LLC as Attorney-in-Fact for SHIRLETTE WILLIAMS

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

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