

**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 All County First Property Management Corp. to Mortgage Electronic Registration Systems Inc., as nominee for National Loan Funding, LLC, a Delaware limited liability company, dated July 30, 2024 and recorded on August 13, 2024 in Deed Book 61358, Page 214, 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 Seven Hundred Sixty-Three Thousand and 00/100 dollars (\$763,000.00) with interest thereon as provided therein, as last transferred to UMB Bank, National Association, not in its individual capacity but solely as owner trustee for Verus Securitization Trust 2024-9, recorded in Deed Book 61841, Page 163, 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 March, 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 217 OF THE 5TH LAND DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING KNOWN AND DESIGNATED AS LOT 8, BLOCK "A" OF NEW HOPE LANDING SUBDIVISION, AS MORE PARTICULARLY DESCRIBED ON THAT CERTAIN PLAT SURVEY RECORDED AT PLAT BOOK 118, PAGES 9-10, GWINNETT COUNTY, GEORGIA RECORDS, REFERENCE TO SAID PLAT OF SURVEY AND THE RECORD THEREOF BEING HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

Said property may more commonly be known as 971 Nours Circle, Lawrenceville, GA **30045. 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 UMB Bank, National Association, not in its individual capacity but solely as owner trustee for Verus Securitization Trust 2024-9, 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 All County First Property Management Corp 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.

UMB Bank, National Association, not in its individual capacity but solely as owner trustee for Verus Securitization Trust 2024-9

as Attorney-in-Fact for All County First Property Management Corp.

Contact:

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