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

By virtue of a Power of Sale contained in that certain Security Deed from ANDREA PETTY to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE FOR BROKER SOLUTIONS, INC. DBA NEW AMERICAN FUNDING, ITS SUCCESSORS AND ASSIGNS, dated January 11, 2019 and recorded on January 18, 2019 in Deed Book 876, Page 598, in the Office of the Clerk of Superior Court of Butts County, Georgia, said Security Deed having been given to secure a Note of even date, in the original principal amount of One Hundred Twenty-Seven Thousand Six Hundred Forty-Five and 00/100 dollars ($127,645.00) with interest thereon as provided therein, as last transferred to Broker Solutions Inc. dba New American Funding, recorded in Deed Book 977, Page 199, aforesaid records, will be sold at public outcry to the highest bidder for cash before the courthouse door of Butts 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 November, 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 103 of the 1st District, Butts County, Georgia and being Lot 96, Jackson Square Subdivision, as per plat recorded in Plat Book 14, Pages 183-186, Butts County, Georgia records, which recorded plat is incorporated herein by this reference and made a part of this description.

Said property may more commonly be known as 132 Royal Court, Jackson, GA 30233.

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 New American Funding, 8201 North FM 620, Suite 120, Austin, TX 78726, 800-450-2010 Ext. 7100.

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 Andrea Petty 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.

New American Funding, LLC as Attorney-in-Fact for ANDREA PETTY
Contact: Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; (850) 422-2520

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