NOTICE OF SALE UNDER POWER
STATE OF GEORGIA, COUNTY OF CLAYTON
By virtue of a Power of Sale contained in that certain Security Deed from T.D. Property Investment, LLC to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS GRANTEE, AS NOMINEE FOR CHAMPIONS FUNDING, LLC, ITS SUCCESSORS AND ASSIGNS, dated September 29, 2025 and recorded on September 30, 2025 in Deed Book 14079, Page 33, in the Office of the Clerk of Superior Court of Clayton County, Georgia, said Security Deed having been given to secure a Note of even date, in the original principal amount of One Hundred Fifty Thousand Seven Hundred Fifty and 00/100 dollars ($150,750.00) with interest thereon as provided therein, as last transferred to Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as trustee of J.P. Morgan Mortgage Trust 2026-NQM1, recorded in Deed Book 14222, Page 29, aforesaid records, will be sold at public outcry to the highest bidder for cash before the courthouse door of Clayton 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 235 OF THE 13TH
DISTRICT, CLAYTON COUNTY, GEORGIA, BEING LOT 7, BLOCK A, UNIT 1, WEXWOOD
SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 15, PAGES 112 AND 113, CLAYTON
COUNTY RECORDS, SAID PLAT BEING INCORPORATED HEREIN BY REFERENCE THERETO,
BEING KNOWN AS 554 WEXWOOD DRIVE, RIVERDALE, GA 30274.
Said property may more commonly be known as 554 Wexwood Drive, Riverdale, GA 30274.
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 Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as trustee of J.P. Morgan Mortgage Trust 2026-NQM1, 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 - T.D. Property Investment, LLC GA 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.
Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as trustee of J.P. Morgan Mortgage Trust 2026-NQM1 as Attorney-in-Fact for T.D. Property Investment, LLC
Contact: Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; (850) 422-2520
Case #: 26-003212-3