NOTICE OF SALE UNDER POWER

GEORGIA, FULTON COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Deidre F Brown to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Pine State Mortgage Corporation, A Georgia Corporation, its successors and assigns, dated November 30, 2000**,** recorded in Deed Book 29768**,** Page 287, Fulton County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 39617, Page 211, Fulton County, Georgia Records, as last transferred to U.S. Bank National Association, as Trustee
for GSMPS Mortgage Loan Trust 2006-RP2 by assignment recorded in Deed Book 50019**,** Page 640, Fulton County, Georgia Records,***IF Second county security deed transferred TF AND (ANSWERED(Secondary county TE) AND (LENGTH(Second cty assignment security deed book TE) > 0))*** conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED SIXTY-NINE THOUSAND NINE HUNDRED FIFTY AND 0/100 DOLLARS ($169,950.00), with interest thereon as set forth therein, there 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 may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in May, 2024, the following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 having been given).

Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned.

GSMPS Mortgage Loan Trust 2006-RP2, U.S. Bank National Association, as Trustee
is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Specialized Loan Servicing LLC, 6200 S. Quebec St., Suite 300, Greenwood Village, CO 80111, 800-306-6059.

Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan.

To the best knowledge and belief of the undersigned, the party in possession of the property is Deidre F Brown or a tenant or tenants and said property is more commonly known as **2859 Fairburn Road SW, Atlanta, GA 30331**. Should a conflict arise between the property address and the legal description the legal description will control.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed.

GSMPS Mortgage Loan Trust 2006-RP2, U.S. Bank National Association, as Trustee

as Attorney in Fact for
Deidre F Brown

File No.: 24-14052GA

McCalla Raymer Leibert Pierce, LLC
1544 Old Alabama Road
Roswell, Georgia 30076
www.foreclosurehotline.net

EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 34 OF THE 14F DISTRICT OF FULTON COUNTY, GEORGIA, BEING LOT 1, FAIRBURN PLACE SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 211, PAGE 197, FULTON COUNTY RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS DESCRIPTION.

The right, if any, of The United States of America to redeem said land within 120 days from the date of the foreclosure sale held on May 7, 2024, as provided for by the Federal Tax Lien Act of 1966 (Public Law 89-719).

MR/***MR user initials TE***   5/7/24
Our file no. 24-14052GA - FT7