

FORECLOSURE

RECORDS. Said legal description being controlling, however the property is more commonly known as **4098 VALLEY BROOK ROAD, UNIT 202**, in the City of Marietta, Georgia. The indebtedness is secured by said Security Deed and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees (notice to collect same being given) and all other payments provided for under the terms of the Security Deed. 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 terms which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; any zoning ordinances, assessments, liens, encumbrances, restrictions, covenants; and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is EMPSON INVESTMENTS LLC, DAVID GLEN RUSAW, or tenants. The sale will be conducted subject to (1) 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. The entity having full authority to negotiate, amend or modify all terms of the loan (after the date provided by law to do so) is: BSI Financial Services, Loss Mitigation Dept., 314 S. Franklin Street PO Box 517, Attn: Cashiering, Titusville, PA 16354, Telephone Number: 800-327-7861. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument. WILMINGTON SAVINGS FUND SOCIETY, FSB NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE ON BEHALF OF ANTLER MORTGAGE TRUST 2021-RTL1 as Attorney in Fact for EMPSON INVESTMENTS LLC THE BELOW LAW FIRM MAY BE USED FOR THAT PURPOSE. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. 08/17/2022, 08/24/2022, 08/31/2022, 09/07/2022, 09/14/2022, 09/21/2022, 09/28/2022, 10/05/2022, 10/12/2022, 10/19/2022, 10/26/2022, 11/02/2022, 11/09/2022, 11/16/2022, 11/23/2022, 11/30/2022, 12/07/2022, 12/14/2022, 12/21/2022, 12/28/2022, 01/04/2023, 01/11/2023, 01/18/2023, 01/25/2023, 02/01/2023, 02/08/2023, 02/15/2023, 02/22/2023, 02/29/2023, 03/07/2023, 03/14/2023, 03/21/2023, 03/28/2023, 04/04/2023, 04/11/2023, 04/18/2023, 04/25/2023, 05/02/2023, 05/09/2023, 05/16/2023, 05/23/2023, 05/30/2023, 06/06/2023, 06/13/2023, 06/20/2023, 06/27/2023, 07/04/2023, 07/11/2023, 07/18/2023, 07/25/2023, 08/01/2023, 08/08/2023, 08/15/2023, 08/22/2023, 08/29/2023, 09/05/2023, 09/12/2023, 09/19/2023, 09/26/2023, 10/03/2023, 10/10/2023, 10/17/2023, 10/24/2023, 10/31/2023, 11/07/2023, 11/14/2023, 11/21/2023, 11/28/2023, 12/05/2023, 12/12/2023, 12/19/2023, 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