

Thursday, April 11, 2024 - 13A

2024, to wit: May 07, 2024, the following described property: "A" FROM A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.  
67927 5/2/24 RL

**NOTICE OF SALE UNDER POWER  
GEORGIA, BULLOCH COUNTY**

Under and by virtue of the Power of Sale contained in a Security Deed given by **Anthony D Simmons** to Citifinancial Services, Inc., dated March 6, 2007, recorded in Deed Book 1738, Page 253, Bulloch County, Georgia Records, as last transferred to U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST by assignment recorded in Deed Book 2732, Page 305, Bulloch County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED SIXTY-FIVE THOUSAND NINE HUNDRED TWENTY-FOUR AND 91/100 DOLLARS (\$165,924.91), 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 Bulloch 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 the above

First Tues. May 7th

default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the 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.

② U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST 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: Selene Finance, 3501 Olympus Boulevard, 5th Floor, Suite 500, Dallas, TX 75019, 7136252034.

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 Anthony D Simmons or a tenant or tenants and said property is more commonly known as 7153 Cypress Lake Rd, Statesboro, Georgia 30458. 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.

U.S. BANK TRUST NATIONAL

confirmation and audit of the state  
of the loan with the holder of the  
security deed  
U.S. BANK TRUST NATIONAL  
ASSOCIATION, NOT IN ITS  
INDIVIDUAL CAPACITY BUT  
SOLELY AS OWNER TRUSTEE  
FOR RCF 2 ACQUISITION  
TRUST

as Attorney in Fact for  
Anthony D Simmons  
McCalla Raymer Leibert Pierce,  
LLC

1544 Old Alabama Road  
Roswell, GA 30076  
www.foreclosurehotline.net

EXHIBIT "A"

ALL THAT CERTAIN TRACT OR  
PARCEL OF LAND LYING AND  
BEING IN THE 1209TH G.M.  
DISTRICT OF BULLOCH  
COUNTY, GEORGIA,  
CONTAINING 0.93 OF AN ACRE  
AS SHOWN ON A PLAT  
PREPARED FOR JAPAN  
SIMMONS BY LAMAR D.  
REDDICK, SURVEYOR, DATED  
JUNE, 16, 1970, AND  
RECORDED IN PLAT BOOK 9,  
PAGE 188, BULLOCH COUNTY  
RECORDS, GEORGIA,  
FRONTING SOUTHEASTERLY  
ON RIGGS OLD MILL ROAD A  
DISTANCE OF 279.83 FEET  
AND BOUND, NOW OR  
FORMERLY, AS FOLLOWS:  
NORTHEASTERLY BY LANDS  
OF JOHN W. HARRIS AND  
HELEN PAULINE HARRIS A  
DISTANCE OF 225.9 FEET;  
SOUTHEAST BY RIGGS OLD  
MILL ROAD A DISTANCE OF  
279.38 FEET; SOUTHWEST BY  
A PRIVATE ROAD A DISTANCE  
OF 97.4 FEET; AND  
NORTHWEST BY LANDS OF J.  
G. ALTMAN A DISTANCE OF  
249.45 FEET. THE AFORESAID  
PLAT AND DESCRIPTION  
THEREON TIRE BY  
REFERENCE INCORPORATED  
HEREIN AND MADE A PART OF  
THIS DESCRIPTION.  
BEING THE SAME PROPERTY  
CONVEYED FROM SHERYL  
SIMMONS, TO ANTHONY D.  
SIMMONS, RECORDED  
06/11/2003, IN BOOK 1356,  
PAGE 1. ALSO, THE SAID  
SHARON S. RUMPH, HAVING  
CONVEYED HER INTERESTS  
TO ANTHONY D. SIMMONS,  
RECORDED 06/11/2003,  
RECORDED IN BOOK 1356,  
PAGE 3. BEING THE SAME  
PROPERTY CONVEYED BY  
FEE SIMPLE DEED FROM  
JANIE SIMMONS TO  
ANTHONY D. SIMMONS,  
DATED 06/07/2003 RECORDED  
ON 06/11/2003 IN BOOK 1356,  
PAGE 5 IN BULLOCH County  
RECORDS, STATE OF GA.

MR/kam 5/7/24

Our file no. 24-14434GA - FT8

57053 5/7/24 DT