

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

By virtue of a Power of Sale contained in that certain Security Deed from Takiha P Luedke to Mortgage Electronic Registration Systems, Inc. as nominee for American Financial Network, Inc, dated October 21, 2022 and recorded on October 26, 2022 in Deed Book 66264, Page 144, in the Office of the Clerk of Superior Court of Fulton County, Georgia, said Security Deed having been given to secure a Note of even date, in the original principal amount of Ninety-Eight Thousand One Hundred Eighty-Eight and 00/100 dollars (\$98,188.00) with interest thereon as provided therein, as last transferred to PennyMac Loan Services, LLC, recorded in Deed Book 69274, Page 10, aforesaid records, 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 has or may be lawfully designated as an alternative location, within the legal hours of sale on the first Tuesday in March, 2026, all property described in said Security Deed including but not limited to the following described property:

All That Tract Or Parcel Or Land Lying And Being In Land Lot 78 Of The 9th District, Of Fulton County, Georgia, And Being Residence No. C In Building No.2 Of Old Virginia Condominiums, As Shown On Plat Of Survey (Supplemental Plat) Dated June 29, 1973. Made By Carl M. Maddox, Surveyor, Which Plat Is Recorded In Condominium Plat Book 3, Page 58, Fulton County Records, Which Residence Is A Part Of That Property Shown On Plat Of Survey (Master Plot Plan) Dated May 29, 1973 Made By Carl M. Maddox, Surveyor, Which Plat Is Recorded In Condominium Plat Book 3, Page 56, Fulton County Records, Together With All Right, Title And Interest In Grantor In Said Residence And The Appurtenances Thereto Under The Declaration Of Covenants, Conditions And Restrictions For Old Virginia Condominiums Dated July 3, 1973, Recorded In Deed Book 5854, Page 435, Fulton County Records, As Amended By Amendments Thereto Filed Of Record In The Office Of The Clerk Of Superior Court For Fulton County , Georgia, Which Plats, Declaration And All Recorded Amendments Thereto Are, By Reference, Incorporated Herein And Made A Part Hereof The Interest Herein Conveyed Includes Without Limiting The Generality Of The Foregoing , An Undivided .907% Interest In The Common Are Of Old Virginia Condominiums As The Same Is Defined In Said Declaration , Subject, However, To The Reduction Of Said Percentage To .464% If, As And When Additional Property, Including Additional Common Area, Is Submitted To The Provisions Of Said Declaration Pursuant To Article H, Section 1(C), Hereof.

Said property may more commonly be known as **6354 Shannon Pkwy, 2C, Union City, GA 30291.**

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 attorneys fees (notice of intent to collect attorneys fees having been given).

The individual or entity that has full authority to negotiate, amend and modify all terms of the loan is PennyMac Loan Services, LLC, 3043 Townsgate Rd., Westlake Village, CA 91361 818-224-7442.

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 _ Honor Your Dreams Properties LLC, Takiha P Luedke 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.

PennyMac Loan Services, LLC as Attorney-in-Fact for

Takiha P Luedke Contact:

Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; (850) 422-2520
25-018157