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**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 Arbrielle Fletcher and Jacquenette Fletcher to Mortgage Electronic Registration Systems Inc., as nominee for CalCon Mutual Mortgage LLC, dated December 18, 2018 and recorded on January 3, 2019 in Deed Book 59582, Page 74, 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 One Hundred Thirty-One Thousand Two Hundred Fifty-Seven and 00/100 dollars (\$131,257.00) with interest thereon as provided therein, as last transferred to PennyMac Loan Services, LLC, recorded in Deed Book 62890, Page 565, 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 February, 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 32 of the 14th FF District, Fulton County, Georgia and being Unit 66-B of Southwood Reserve, as shown on that certain Zero Lot Line Plat recorded in Plat Book 414, Page 51, Fulton County Superior Court records, said plat by this reference being made a part hereof and incorporated herein by reference.

Said property may more commonly be known as **4038 Braxton Place SW, Atlanta, GA 30331**.

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 PennyMac Loan Services, LLC, 3043 Townsgate Rd., Westlake Village, CA 91361, 1-818-224-7442.

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 parties in possession of the property are Arbrielle Fletcher, Jacquenette Fletcher, and Lamar Fletcher 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 Arbrielle Fletcher and Jacquenette Fletcher

Contact:

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12/31/2025