



**L201900367**  
**DALLAS CO, AR FEE \$165.00**  
PRESENTED: 04-15-2019 02:18:53 PM  
RECORDED: 04-15-2019  
PAM BARNES  
CIRCUIT CLERK  
BY: CINDY HOLLIS  
DEPUTY CLERK  
**BK: DM 52**  
**PG: 318-320**

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Prepared by:  
ALBERTELLI LAW  
1 INFORMATION WAY  
SUITE 201  
LITTLE ROCK, AR 72202  
(501) 406-0855  
ALAW File 19-001725

**MORTGAGEE'S NOTICE OF DEFAULT AND INTENTION TO SELL**  
**YOU MAY LOSE YOUR PROPERTY IF YOU DO NOT TAKE IMMEDIATE ACTION**  
**IF THIS PROPERTY IS SOLD YOU WILL REMAIN LIABLE FOR ANY DEFICIENCY**  
**WHICH THEN EXISTS AND AN ACTION TO COLLECT IT MAY BE BROUGHT AGAINST**  
**YOU**  
**THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL**  
**BE USED FOR SUCH PURPOSE**

NOTICE IS HEREBY GIVEN that on June 19, 2019 at or about 10:00AM, the subject real property described herein below will be sold at the Main Entrance of the Dallas County Courthouse, 206 3rd Street West, Fordyce, AR 71742 to the highest bidder for cash. The sale will extinguish all interests, including those of existing lien holders or previous owners in the property. THE TERMS OF SALE ARE CASH THE TIME OF SALE AND ALL TRANSFER TAXES WILL BE THE RESPONSIBILITY OF THE PURCHASER.

WHEREAS, the property secured under the Mortgage is located in Dallas County, Arkansas more particularly described as follows:

FORTY FEET OFF OF AND ACROSS THE EAST END OF LOTS 1, 2, 3, AND 4, BLOCK 29 AND THE WEST HALF OF LOTS 5, 6, 7, AND 8 OF BLOCK 29 ALL IN THE CITY OF FORDYCE AS SHOWN ON THE PLAT OF SAID CITY NOW ON FILE IN THE OFFICE OF THE RECORDER OF DALLAS COUNTY, ARKANSAS.

Street Address: 305E 3rd St, Fordyce, AR 71742

WHEREAS on January 29, 2001 Royce Warner and Renee Warner, executed a Mortgage in favor of Union Mortgage, Inc. DBA Pioneer Mortgage. Said Mortgage was recorded on February 5, 2001 as instrument number 2001-163 in the real property records of Dallas County, Arkansas. The Mortgage was subsequently assigned to New South Federal Savings Bank by virtue of an assignment dated February 5, 2001 and recorded on February 16, 2001 as instrument number 2001-222 in the real property records of Dallas County, Arkansas. The Mortgage was subsequently assigned to The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for New South Federal Savings Bank, Series 2001-1 by virtue of an assignment dated November 7, 2012 and recorded on November 16, 2012 as instrument number L201201058 in Book DM 17 at Page 646 in the real property records of Dallas County, Arkansas. The Mortgage was subsequently assigned to Beal Bank by virtue of an assignment dated August 3, 2015 and recorded on August 7, 2015 as instrument L201500670 in Book DM 31 at Page 634 in the real property records of Dallas County,

Arkansas. The Mortgage was subsequently assigned to Beal Nevada Corp. by virtue of an assignment dated August 3, 2015 and recorded on August 7, 2015 as instrument number L201500671 in Book DM 31 at Page 636 in the real property records of Dallas County, Arkansas. The Mortgage was subsequently assigned to LPP Mortgage LTD. by virtue of an assignment dated August 3, 2015 and recorded on August 7, 2015 as instrument number L201500672 in Book DM 31 at Page 638 in the real property records of Dallas County, Arkansas. The party initiating foreclosure can be contacted at or in care of its servicer initiating foreclosure at: LPP Mortgage, Inc., Attn: FC 425 Phillips Blvd, Ewing, NJ 08618 at Telephone No. 800-223-6527; and

WHEREAS, there may be tenants that claim an interest in the real property herein based upon said tenancy; and

WHEREAS, the undersigned is the attorney for the mortgagee and is acting on and with the consent and authority of the mortgagee who is exercising its power of sale under Ark. Code Ann. §18-50-115 which implies a power of sale in every mortgage of real property situated in this state that is duly acknowledged and recorded; and default has occurred in the payment of said indebtedness, and the same is now therefore wholly due; and the holder of the debt has requested the undersigned to sell the property to satisfy said indebtedness. This sale is subject to all matters shown on any applicable recorded plat or bill(s) of assurance; any restrictive covenants, easements, set back liens or encroachments; any unpaid and/or delinquent taxes or special assessments; any statutory redemption rights of any governmental entity; any prior liens or encumbrances as well as any priority created by a UCC or fixture filing; and, to any matter that an accurate survey of the property might disclose. This property is being sold "as is" with no representation as the condition of any structure(s) thereon or the accuracy of the above legal description. Transfer taxes and recording fees are the responsibility of the purchaser.

WITNESS my hand this 11th day of April, 2019.  
LPP Mortgage, Inc. by its attorney-in-fact. Albertelli Law



James McPherson, Esq. AR Bar No. 2011038  
1 Information Way, Suite 201  
Little Rock, AR 72202  
501-406-0855  
A LAW No. 19-001725

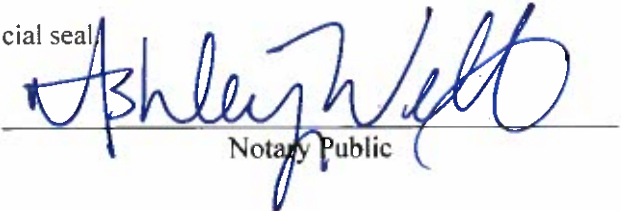


ACKNOWLEDGEMENT

STATE OF ARKANSAS §  
COUNTY OF PULASKI §

On this 11th day of April, 2019, before me, the undersigned officer, personally appeared James McPherson, known to me to be the person who subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

  
Notary Public

My Commission Expires:  
4/27/2026

\*RECORDING SHEET FOR NOTICE OF DEFAULT\*

\*Provided in order to comply with the Dallas County Circuit Clerk's Notice of Default



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BK: DM 52  
PG: 321-321

2001-227

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L201900369  
DALLAS CO, AR FEE \$15.00  
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BK: DM 52  
PG: 322-322

L201201058

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L201900370  
DALLAS CO, AR FEE \$15.00  
PRESENTED: 04-15-2019 02:18:56 PM  
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PG: 323-323

L201500670

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L201900371  
DALLAS CO, AR FEE \$15.00  
PRESENTED: 04-15-2019 02:18:57 PM  
RECORDED: 04-15-2019  
PAM BARNES  
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PG: 324-324

L201500671

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L201900372  
DALLAS CO, AR FEE \$15.00  
PRESENTED: 04-15-2019 02:18:58 PM  
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DEPUTY CLERK

BK: DM 52  
PG: 325-325

L201500672

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