

File# 2023-00007619

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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 23-000551

**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 May 29, 2023 at or about 10:00 AM, the subject real property described herein below will be sold at the 280 N. College Ave., Fayetteville, AR. 72701 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 Washington County, Arkansas more particularly described as follows:

Part of the NW1/4 of the NE1/4 Quarter of Section 10, Township 16 North, Range 31 West, Washington County, Arkansas, and being more particularly described as follows, to-wit:
Beginning at a point which is N 87°49'22" W 160.00 feet and N 00°24'23" E 49.51 feet from the SE corner of said 40 acre tract and running thence N 87°49'22" W 120.00 feet, thence N 02°24'23" E 120.30 feet, thence S 87°49'22" E 120.00 feet, thence S 02°24'23" W 120.30 feet to the Point of Beginning, containing 0.33 acres, more or less.

Street Address: 6450 W Double Springs Rd, Fayetteville, Arkansas 72704

WHEREAS on September 21, 2018, Paul Alexander Baldwin, an unmarried person executed a Mortgage in favor of Mortgage Electric Registration Systems Inc (MERS) as nominee for Priority Ban. FBS and its successor and assigns, said Mortgage was recorded on September 25, 2018, in File # 2018-00028771 in the real estate records of Washington County, Arkansas. Said Mortgage was assigned to Citizens Bank, N.A. by virtue of an Assignment of Mortgage executed on October 04, 2022 and recorded on October 06, 2022 in File # 2022-00032855, in the real estate records of Washington County Arkansas. The party initiating

foreclosure can be contacted at or in care of its servicer initiating foreclosure at: Citizens Bank N.A., 10561 Telegraph Rd. Glen Allen, VA 23059 at Telephone No. 877-745-7364 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 24th day of March, 2023.
Citizens Bank N.A., by Albertelli Law, its Attorney in Fact

Gabrielle Davis
Gabrielle Davis, Esq. AR Bar No. 2022261
1 Information Way
Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 23-000551

ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF DALLAS §

On this 24th day of March, 2023, before me, the undersigned officer, personally appeared Gabrielle Davis, known to me to be the person who subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained.

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

My Commission Expires:
1-11-25

Kyle Sylvester
Washington County, AR
I certify this instrument was filed on
3/29/2023 9:31:13 AM
and recorded in REAL ESTATE
Notary Public

