

L202202213
CHICOT CO. AR FEE \$35.00
 PRESENTED & RECORDED
12/30/2022 15:52:19
 JOSEPHINE GRIFFIN
 CIRCUIT CLERK
 BY: JOSEPHINE GRIFFIN
 CIRCUIT CLERK
BK: REAL 2022
PG: 6844 - 6845

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Prepared by:
 AL BERTELLI LAW
 1 INFORMATION WAY
 SUITE 201
 LITTLE ROCK, AR 72203
 (501) 406-0855
 ALAW File 22-012995

**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 March 10, 2023 at or about 10:00AM, the subject real property described herein below will be sold at the Main Entrance of the Chicot County Courthouse, 108 Main Street, Lake Village, AR 71653 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 Chicot County, Arkansas more particularly described as follows:

LOTS NUMBERED 22 AND 23 IN COLLEGE ADDITION TO THE TOWN OF LAKE
 VILLAGE, CHICOT COUNTY, ARKANSAS.

Street Address: 227 Annex St Lake Village AR 71653

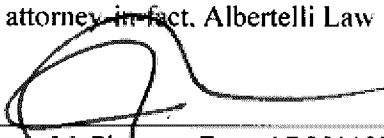
WHEREAS on April 18, 2006 Nikki Burks-Kilgore and Len Kilgore, wife and husband, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for First Greensboro Home Equity, Inc. Said Mortgage was recorded on May 10, 2006 in Book R-24 at Page 421 in the real property records of Chicot County, Arkansas. The Mortgage was subsequently assigned to U.S. Bank National Association, as Trustee for SPECIALTY UNDERWRITING AND RESIDENTIAL FINANCE TRUST MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-BC3 by virtue of an assignment dated September 12, 2019 and recorded on October 18, 2019 in Book REAL 2019 at Page 5763 in the real property records of Chicot County, Arkansas. The party initiating foreclosure can be contacted at or in care of its servicer initiating foreclosure at: Nationstar Mortgage LLC, 350 Highland Drive Lewisville TX 75067-4177 at Telephone No. 888-480-2432; and

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

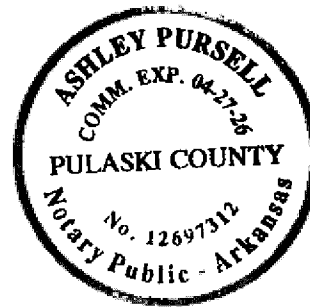
WHEREAS, the undersigned is the attorney for the mortgagee and is acting on and with the consent and authority of the mortgagee who is exercising its power of sale under Ark. Code Ann. §18-50-115 which implies a power of sale in every mortgage of real property situated in this state that is duly acknowledged and recorded; and default has occurred in the payment of said indebtedness, specifically the installment due August 24, 2021, and each subsequent payment to date are now 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 30th day of December, 2022.

U.S. Bank National Association, as Trustee for SPECIALTY UNDERWRITING AND RESIDENTIAL FINANCE TRUST MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-BC3, by its attorney-in-fact, Albertelli Law



James McPherson, Esq., AR2011038
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Little Rock, AR 72202
501-406-0855
A LAW No. 22-012995



ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 30th day of December, 2022, 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: 4-27-26