

MORTGAGEES DEFAULT & INTENT TO SELL  
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COLUMBIA COUNTY, AR  
Angela Keith, Circuit Clerk

By: STACIA HUFFMAN D.C.  
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Prepared by:  
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SUITE 201  
LITTLE ROCK, AR 72202  
(501) 406-0855  
ALAW File 23-002205

**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 29, 2023, at or about 11:30AM, the subject real property described herein below will be sold at the Main Entrance of the Columbia County Courthouse, One Court Square, Magnolia, AR 71753 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 Columbia County, Arkansas more particularly described as follows:

PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (PT. SW 1/4 NE 1/4) SECTION 23, TOWNSHIP 18 SOUTH, RANGE 23 WEST, COLUMBIA COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING 3/4" REBAR MARKING THE SOUTHEAST CORNER OF SAID SW 1/4 NE 1/4 RUN THENCE N 86 DEGREES 26'45" W A DISTANCE OF 214.93' TO A SET 5/8" REBAR WITH CAP LYING ON A FENCELINE; THENCE N 11 DEGREES 22'07" E A DISTANCE OF 386.92' ALONG SAID FENCE AND THE PROJECTION THEREOF TO A SET PK NAIL WITH WASHER LYING IN THE CENTER OF COLUMBIA ROAD #17; THENCE S 42 DEGREES 08'57" E A DISTANCE OF 83.59' ALONG SAID CENTER; THENCE S 42 DEGREES 58'05" E A DISTANCE OF 136.74' ALONG SAID CENTER TO A SET PK NAIL WITH WASHER; THENCE S 02 DEGREES 44'34" W A DISTANCE OF 230.89' BACK TO THE POINT OF BEGINNING, CONTAINING 1.36

ACRES, MORE OR LESS.

Street Address: 321 Columbia Rd 17 Stamps AR 71860

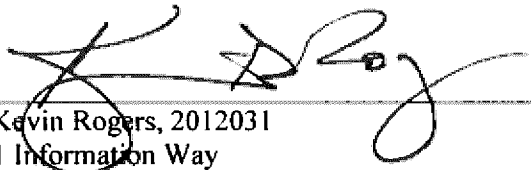
WHEREAS on September 24, 2021, Wesley Fryer and Sabrina Fryer, husband and wife, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Mortgage Solutions of Colorado, LLC said Mortgage was recorded on September 27, 2021, as instrument number 2021-003729 in the real property records of Columbia County, Arkansas. Said Mortgage was subsequently assigned to MORTGAGE SOLUTIONS OF COLORADO, LLC, D.B.A MORTGAGE SOLUTIONS FINANCIAL by virtue of an assignment dated March 2, 2023. and recorded on March 3, 2023, as instrument number 2023-000578 in the real property records of Columbia County, Arkansas. The party initiating foreclosure can be contacted at or in care of its servicer initiating foreclosure at: MORTGAGE SOLUTIONS OF COLORADO, LLC, D.B.A MORTGAGE SOLUTIONS FINANCIAL 500 South Broad Street, Suite #100A Meriden CT 06450 at Telephone No. 203-295-7629; 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 July 1, 2022, 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.

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WITNESS my hand this 13 day of April, 2023.  
Allied First Bank sb dba Servbank, by its attorney-in-fact, Albertelli Law

  
\_\_\_\_\_  
Kevin Rogers, 2012031  
1 Information Way  
Suite 201  
Little Rock, AR 72202  
501-406-0855  
A LAW No. 23-002205

ACKNOWLEDGEMENT

STATE OF ARKANSAS §  
COUNTY OF PULASKI §

On this 13th day of April, 2023, before me, the undersigned officer,  
personally appeared Kevin Rogers, 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: 4/14/2023

