

Doc Num 2024005480

**\$165.00**

06/18/2024 10:40:31

Filed & Recorded in the Official Records of  
SHARON BLOUNT BAKER, CIRCUIT CLERK  
BY: JFNNIFFR RFFD

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Prepared by:  
ALBERTELLI LAW  
1 INFORMATION WAY  
SUITE 201  
LITTLE ROCK, AR 72202  
(501) 406-0855  
ALAW File 24-008743

**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 September 3, 2024 at or about 1:30PM, the subject real property described herein below will be sold at the Main Entrance of the Crawford County Courthouse, 300 Main Street, Van Buren, AR 72956 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 Crawford County, Arkansas more particularly described as follows:

ALL THAT PARCEL OF LAND IN CITY OF VAN BUREN, CRAWFORD COUNTY, STATE OF ARKANSAS, AS MORE FULLY DESCRIBED IN DEED BOOK 99, PAGE 043636, ID#001-03084-000, BEING KNOWN AND DESIGNATED AS:

PART OF THE NORTHWEST QUARTER NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 9 NORTH, RANGE 31 WEST, CRAWFORD COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SAID NORTHWEST QUARTER NORTHWEST QUARTER: THENCE SOUTH 89 DEGREES 50 MINUTES 16 SECONDS WEST, 142.0 FEET ALONG THE NORTH LINE OF SAID FORTY TO A R.R.S. AND THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 10 MINUTES 59 SECONDS EAST, 72.3 FEET TO A FENCE; THENCE CONTINUE SOUTH 00 DEGREES 10 MINUTES 59 SECONDS EAST, 80.0 FEET TO A CHAIN LINK FENCE; THENCE WEST 15 FEET TO A FENCE CORNER; THENCE

NORTH ALONG SAID FENCE AND THE PROJECTION THEREOF TO A POINT IN THE CENTERLINE OF A COUNTY ROAD, SAID POINT BEING 13.8 FEET EAST OF THE POINT OF BEGINNING; THENCE WEST TO THE POINT OF BEGINNING. SUBJECT TO EASEMENTS, RIGHTS OF WAYS, RESTRICTIONS AND PREVIOUS MINERAL RESERVATIONS, IF ANY.

Street Address: 4204 Zion Rd Van Buren AR 72956

WHEREAS on May 1, 2013 Edwin Knighten and Barbara Knighten, husband and wife, executed a Mortgage in favor of Bank of America, N.A. Said Mortgage was recorded on May 17, 2013 as Instrument No. 2013004656 in the real property records of Crawford County, Arkansas. The party initiating foreclosure can be contacted at or in care of its servicer initiating foreclosure at: Bank of America, N.A. at 100 N. Tryon St. Charlotte NC 28255; Telephone No. 980-335-3561; 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 January 1, 2024, 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 18 day of June, 2024. Bank of America, N.A., by its attorney-in-fact,  
Albertelli Law



Kevin Rogers, 2012031  
T Information Way  
Suite 201  
Little Rock, AR 72202  
501-406-0855  
A LAW No. 24-008743

ACKNOWLEDGEMENT

STATE OF ARKANSAS §  
COUNTY OF PULASKI §

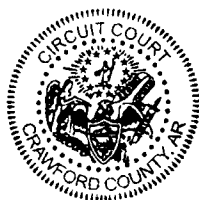
On this 18 day of June, 2024, before me, the undersigned officer,  
personally appeared Kevin Rogers, known to me to be the person who subscribed to the within instrument  
and acknowledged that he executed the same for the purposes therein contained.

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



Notary Public

My Commission Expires: 4/14/2033



CERTIFICATE OF RECORD  
STATE OF ARKANSAS, COUNTY OF CRAWFORD  
I hereby certify that this instrument was  
Filed and Recorded in the Official Records  
**Doc Num 2024005480**  
**06/18/2024 10:40:31 AM**  
SHARON BLOUNT BAKER  
CRAWFORD COUNTY CIRCUIT CLERK  
BY: JENNIFER REED