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Prepared by  
ALBERTELLI LAW  
1 INFORMATION WAY  
SUITE 201  
LITTLE ROCK, AR 72202  
(501) 406-0855  
ALAW File 23-003965

**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 October 19, 2023, at or about 11:30AM, the subject real property described herein below will be sold at the Main Entrance of the Cross County Courthouse, 705 E. Union, Wynne, AR 72396 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 Cross County, Arkansas more particularly described as follows:

A PART OF THE NORTH HALF (N1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION TWELVE (12), TOWNSHIP EIGHT (8) NORTH, RANGE THREE (3) EAST, CROSS COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW1/4), OF SAID SECTION TWELVE (12); THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 300.00 FEET; THENCE NORTH 03 DEGREES 27 MINUTES 04 SECONDS WEST, 220.27 FEET TO THE SOUTH RIGHT OF WAY LINE OF HIGHWAY #364; THENCE SOUTH 79 DEGREES 29 MINUTES 44 SECONDS EAST, 75.75 FEET; THENCE SOUTH 68 DEGREES 57 MINUTES 37 SECONDS EAST, 251.13 FEET; THENCE SOUTH 71 DEGREES 54 MINUTES 57 SECONDS EAST, 103.86 FEET; WEST, 251.13 FEET; THENCE SOUTH 84 DEGREES 02 MINUTES 11 SECONDS EAST, 27.04 FEET TO THE NORTH WEST CORNER OF THE BRANDI HENDERSON PROPERTY (NOW BOBBY FORRESTER); THENCE NORTH 84 DEGREES 02 MINUTES 11 SECONDS WEST, 10.33

FEET, TO THE CENTERLINE OF A PRIVATE GRAVEL ROAD AND BEING THE POINT OF BEGINNING OF A 20 FOOT WIDE INGRESS-EGRESS EASEMENT FOR THE PROPERTY DESCRIBED HEREIN; THENCE ALONG SAID CENTERLINE FROM THE POINT OF BEGINNING OF INGRESS- EGRESS EASEMENT, RUN SOUTH 8 DEGREES 54 MINUTES 57 SECONDS EAST, 189.57 FEET, ON A LINE PARALLEL TO A 10 FOOT WESTERLY OF THE WESTERLY LINE OF THE BRANDI HENDERSON (NOW BOBBY FORRESTER) PROPERTY TO A POINT; THENCE SOUTH 65 DEGREES 55 MINUTES 58 SECONDS EAST, 106.81 FEET TO A POINT; THENCE SOUTH 51 DEGREES 41 MINUTES 27 SECONDS EAST, 66.43 FEET TO A POINT; THENCE SOUTH 35 DEGREES 30 MINUTES 17 SECONDS EAST, 208.59 FEET TO A POINT; THENCE SOUTH 33 DEGREES 57 MINUTES 55 SECONDS EAST, 457.24 FEET, TO THE NORTHERN LINE OF THE PROPERTY HEREIN DESCRIBED; THENCE NORTH 42 DEGREES 28 MINUTES 12 SECONDS EAST, 62.00 FEET TO THE NORTHEAST CORNER AND THE TRUE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE FROM THE TRUE POINT OF BEGINNING RUN SOUTH 47 DEGREES 41 MINUTES 37 SECONDS EAST, 414.45 FEET TO AN IRON PIN; THENCE SOUTH 53 DEGREES 18 MINUTES 43 SECONDS WEST, 142.21 FEET TO AN IRON PIN; THENCE NORTH 75 DEGREES 02 MINUTES 29 SECONDS WEST, 437.13 FEET TO AN IRON PIN; THENCE NORTH 42 DEGREES 28 MINUTES 12 SECONDS EAST, 340.41 FEET TO THE TRUE POINT OF BEGINNING.

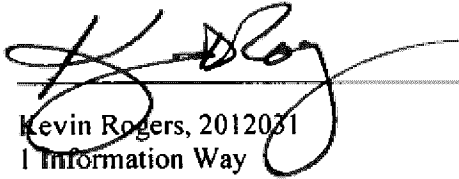
Street Address: 3559 Hwy 364 Wynne AR 72396

WHEREAS on March 25, 2005, Kenward L. Kyle and Dorothy F. Kyle, husband and wife, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for The First National Bank of Wynne. Said Mortgage was recorded on March 30, 2005, in Book 419 at Page 4380 in the real property records of Cross County, Arkansas. The Mortgage was subsequently assigned to Bank of America, N.A., by virtue of an assignment dated January 22, 2018, and was recorded January 24, 2018, as Instrument No. LR-2018-0123 in the real property records of Cross County, Arkansas. The party initiating foreclosure can be contacted at or in care of its servicer initiating foreclosure at: Bank of America, N.A. 5600 Granite Pkwy Bldg. VII Plano TX 75024 at Telephone No. 1-877-744-7691; 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 June 1, 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 21 day of July, 2023. Bank of America, N.A., by its attorney-in-fact, Albertelli Law



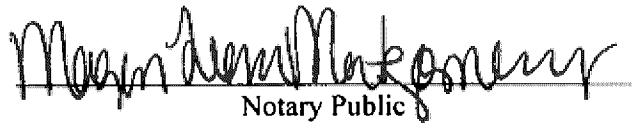
Kevin Rogers, 2012031  
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Suite 201  
Little Rock, AR 72202  
501-406-0855  
A LAW No. 23-003965

ACKNOWLEDGEMENT

STATE OF ARKANSAS §  
COUNTY OF PULASKI §

On this 21 day of July, 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: 4/14/2033

