

CERTIFICATE OF RECORD
Faulkner County, AR Fee \$180.00
I hereby certify that this instrument was
Filed and Recorded in the Official Records
In Doc Num L202414139 3 Pages
10/15/2024 08:38:33 AM
Nancy Eastham
Faulkner County Circuit Clerk
BY: DVARNER D.C.
NON JUDICIAL FORECLOSURE NOTICE

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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 24-008458

**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 December 16, 2024 at or about 10:00AM, the subject real property described herein below will be sold at the Main Entrance of the Faulkner County Courthouse, 801 Locust Street, Conway, AR 72034 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 Faulkner County, Arkansas more particularly described as follows:

ALL THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, SECTION 20, TOWNSHIP 4 NORTH, RANGE 13 WEST, FAULKNER COUNTY, ARKANSAS BEING MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND RUN THENCE SOUTH 86 DEGREES 23 MINUTES 35 SECONDS WEST ALONG THE SOUTH LINE OF THE SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER FOR A DISTANCE OF 874.76 FEET TO THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; RUN THENCE SOUTH 86 DEGREES 23 MINUTES 35 SECONDS WEST CONTINUING ALONG THE SOUTH LINE OF THE SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER FOR A DISTANCE OF 190.38 FEET, RUN THENCE NORTH 10 DEGREES 51 MINUTES 11 SECONDS WEST FOR A DISTANCE OF 225.68 FEET, RUN THENCE SOUTH 88 DEGREES 46 MINUTES 05 SECONDS WEST FOR A DISTANCE OF 228.87 FEET, RUN THENCE NORTH 01 DEGREE 10 MINUTES 32 SECONDS

EAST FOR A DISTANCE OF 100.97 FEET, RUN THENCE NORTH 85 DEGREES 0 MINUTES 19 SECONDS EAST FOR A DISTANCE OF 417.22 FEET, RUN THENCE SOUTH 07 DEGREES 15 MINUTES 58 SECONDS EAST FOR A DISTANCE OF 344.79 TO THE POINT OF BEGINNING, CONTAINING 2.11 ACRES, MORE OR LESS.

Street Address: 23 Durham Rd Mayflower AR 72106

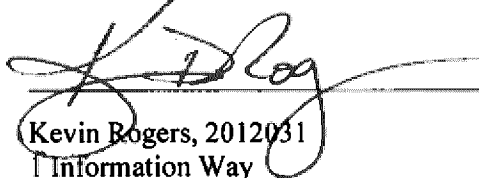
WHEREAS on October 16, 2009 T. Lynn Mayall and Mary L. Mayall, executed a Mortgage in favor of Mortgage Electronic Registration Systems Inc., as nominee for U.S. Bank, N.A. Said Mortgage was recorded on October 21, 2009 as Instrument No. 2009-19923 in the real property records of Faulkner County, Arkansas. Said Mortgage was subsequently assigned to U.S. Bank National Association by virtue of an assignment dated March 1, 2022 and recorded on March 1, 2022 as Instrument No. L202203831 in the real property records of Faulkner County, Arkansas. Said Mortgage was subsequently assigned to Select Portfolio Servicing, Inc. by virtue of an assignment dated April 3, 2023 and recorded on April 3, 2023 as Instrument No. L202304220 in the real property records of Faulkner County, Arkansas. The party initiating foreclosure can be contacted at or in care of its servicer initiating foreclosure at: Select Portfolio Servicing, Inc. 3217 S. Decker Lake Dr. Salt Lake City UT 84119 at Telephone No. 888-349-8955; 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 May 1, 2023, 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 14th day of October, 2024. Select Portfolio Servicing, Inc., by its attorney-in-fact, Albertelli Law



Kevin Rogers, 2012031
↑ Information Way
Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 24-008458

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 14th day of October, 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

