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Prepared by:  
ALBERTELLI LAW  
1 INFORMATION WAY  
SUITE 201  
LITTLE ROCK, AR 72202  
(501) 406-0855  
ALAW File 23-014743

**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 February 12, 2024 at or about 10:00 AM, the subject real property described herein below will be sold at of the Greene County Courthouse, 320 W. Court Street, Paragould, AR 72450 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 Deed of Trust is located in Greene County, Arkansas more particularly described as follows:

**LOT 61 OF WATKINS FIRST ADDITION TO THE CITY OF PARAGOULD,  
ARKANSAS, AS SHOW BY A PLAT RECORDED IN PLAT CABINET A, PAGE 60B OF  
THE PLAT RECORDS OF GREENE COUNTY, ARKANSAS.**

Street Address: 204 North 18 1/2 Street Paragould AR 72450

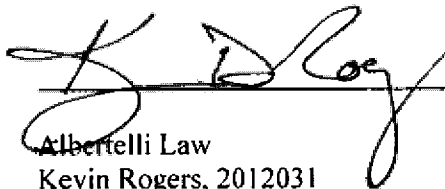
WHEREAS, the undersigned is the holder of the Beneficial interest under a certain Deed of Trust executed on April 1, 1998 by Amy L. Slayton and Michael D. Slayton, wife and husband, to Pattie Tucker as Trustee for The Mortgage Source, Inc. Said Deed of Trust having been recorded on April 3, 1998 as Book 0442, Page 477, in the office of the Circuit Clerk and Ex-Officio Recorder of Greene County, Arkansas. Said Deed of Trust was assigned to Countywide Home Loans Inc., DBA America's Wholesale Lender a corporation, by virtue of an assignment dated April 1, 1998, and recorded on April 3, 1998 as Book 0442, Page 483 in the office of the Circuit Clerk and Ex-Officio Recorder of Greene County, Arkansas. Said Deed of Trust was then assigned to Bank of America N.A by virtue of an assignment dated December 3, 2014, and recorded on December 17, 2014 as instrument number 201408898 in the office of the Circuit Clerk and Ex-Officio Recorder of Greene 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 North Carolina, 28255 Telephone No. 1 (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 substitute trustee and is acting on and with the consent and authority of the lender who is exercising its power of sale under Ark. Code Ann. §18-50-115 which implies a power of sale in every Deed of Trust 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, 2023, and each subsequent payment to date are now due and the same is now therefore wholly 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 8 day of December, 2023



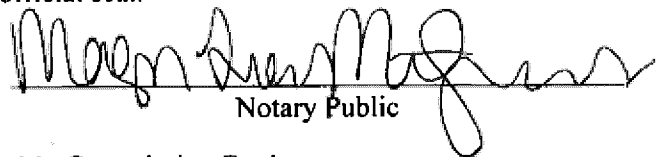
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501-406-0855  
A LAW No. 23-014743

ACKNOWLEDGEMENT

STATE OF ARKANSAS           §  
COUNTY OF PULASKI       §

On this 8 day of December, 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

