

L202303072
INDEPENDENCE CO. AR FEE
PRESENTED & RECORDED
06/01/2023 08:05:00
GREG WALLIS
CIRCUIT CLERK
BY: MELISSA SELLERS
DEPUTY CLERK
BK: MISC 2023
PG: 524 - 526

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Prepared by:
ALBERT FILLIAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 23-004300

**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 August 10, 2023, at or about 1:00PM, the subject real property described herein below will be sold at the Main Entrance of the Independence County Courthouse, 192 E. Main St., Batesville, AR 72501 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 Independence County, Arkansas more particularly described as follows:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF INDEPENDENCE STATE OF ARKANSAS, AS IS DESCRIBED AS FOLLOWS:

PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 11 NORTH, RANGE 7 WEST IN INDEPENDENCE COUNTY, ARKANSAS, DESCRIBED THUS: BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER SOUTHWEST QUARTER; THENCE WEST ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER SOUTHWEST QUARTER 330 FEET; THENCE NORTH AND PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER SOUTHWEST QUARTER 275 FEET; THENCE EAST AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER SOUTHWEST QUARTER 330 FEET TO THE EAST LINE

OF SAID SOUTHWEST QUARTER SOUTHWEST QUARTER; THENCE SOUTH ON SAID EAST LINE 275 FEET TO THE POINT OF BEGINNING, CONTAINING 2 ACRES, MORE OR LESS.

Street Address: 727 Wagon Wheel Rd Floral AR 72534

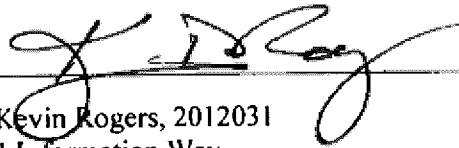
WHEREAS on May 30, 2014, Meagan Lee Robertson, a single woman, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for The Citizens Bank said Mortgage was recorded on June 5, 2014, in Book 2014, Page 7342 in the real property records of Independence County, Arkansas. Mortgage was subsequently assigned to Home Point Financial Corporation by virtue of an assignment dated June 28, 2018, and recorded on June 29, 2018, in Book 2018, Page 9769 in the real property records of Independence County, Arkansas. The party initiating foreclosure can be contacted at or in care of its servicer initiating foreclosure at: Home Point Financial Corporation 9726 Old Bailes Road, Suite 200 Fort Mill SC 29707 at Telephone No. 844-478-2622; 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 November 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 31 day of May, 2023. Home Point Financial Corporation by ServiceMac, LLC its appointed attorney in fact 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. 23-004300

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 31 day of May, 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

