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2024R-01207

02/26/2024 01:52 PM

JEFFERSON COUNTY AR

FLORA COOK-BISHOP, CIRCUIT CLERK

RECORDING FEE 25.00

NOTICE OF DEFAULT 140.00

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Prepared by:  
ALBERTELLI LAW  
1 INFORMATION WAY  
SUITE 201  
LITTLE ROCK, AR 72202  
(501) 406-0855  
ALAW File 24-003092

**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 May 1, 2024, at or about 12:00PM, the subject real property described herein below will be sold at the Main Entrance of the Jefferson County Courthouse, 101 W. Barraque St., Pine Bluff, AR 71601 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 Jefferson County, Arkansas more particularly described as follows:

ALL THE FOLLOWING DESCRIBED PROPERTY SITUATED IN JEFFERSON COUNTY, ARANSAS, TO-WIT:

PART OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 10 WEST OF THE 5TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 22, THENCE SOUTH 0 DEGREES 48 MINUTES WEST ALONG THE CENTER OF STATE HIGHWAY NO. 256 A DISTANCE OF 2,466 FEET, THENCE WEST 30 FEET TO THE WEST RIGHT OF WAY LINE OF SAID HIGHWAY NO. 256 AND THE POINT OF BEGINNING, THENCE CONTINUE WEST 283 FEET, THENCE SOUTH 0 DEGREES 48 MINUTES WEST 231 FEET, THENCE EAST 283 FEET TO THE WEST RIGHT OF WAY LINE OF SAID HIGHWAY, THENCE NORTH 0 DEGREES 48 MINUTES EAST 231 FEET TO THE POINT OF BEGINNING.

Street Address: 8210 Highway 256 South Wright AR 72182

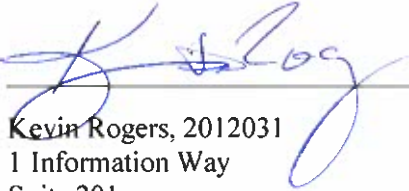
WHEREAS on May 14, 2003 Jimmy R. Musgrove and Shelly L. Musgrove, husband and wife, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for America's Wholesale Lender. Said Mortgage was recorded on May 21, 2003 in Book 918, Page 316 in the real property records of Jefferson County, Arkansas. Said Mortgage was subsequently assigned to Bank of America, N.A. by virtue of an assignment dated February 19, 2015 and recorded on March 10, 2015 in Book 1381, Page 216 in the real property records of Jefferson 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 North Tryon Street, Charlotte, NC 28255; Telephone No. ; 844-401-8500 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 September 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 21<sup>st</sup> day of February, 2024. Bank of America, N.A., 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. 24-003092

ACKNOWLEDGEMENT

STATE OF ARKANSAS           §  
COUNTY OF PULASKI       §

On this 21<sup>st</sup> day of February, 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

