

2024R-03705
Recorded in District: SOUTHERN
11/19/2024 03:29 PM
APRIL HICE, CIRCUIT CLERK
LOGAN COUNTY ARKANSAS
BY: WHITNEY100 D.C.
PAGES: 2
ELECTRONICALLY RECORDED DOCUMENT

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Prepared by:
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1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 24-007699

**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 January 27, 2025 at or about 3:30PM, the subject real property described herein below will be sold at the Main Entrance of the Logan County Courthouse, 366 North Broadway Street, Booneville, AR 72927 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 Logan County, Arkansas more particularly described as follows:

THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE COUNTY OF LOGAN, STATE OF ARKANSAS:

PART OF LOT 3, BLOCK A, NORTH MAGAZINE, ARKANSAS., DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF LOT 2, IN SAID BLOCK "A" AND ON THE OLD MAGAZINE AND CORLEY ROAD, THENCE SOUTHEASTERLY ALONG LINE OF SAID LOT 2 A DISTANCE OF 140 FEET, THENCE SOUTHWESTERLY AND PARALLEL TO ABOVE ROAD 125 FEET, THENCE NORTHWESTERLY 140 FEET TO THE LINE OF LOT 3 ON SAID MAGAZINE AND CORLEY ROAD, THENCE NORTHEASTERLY ALONG THE LINE OF SAID LOT 3, 125 FEET TO THE PLACE OF BEGINNING, LESS AND EXCEPT ANY EXISTING ROAD RIGHT OF WAY.

Street Address: 418 E County Rd Magazine AR 72943

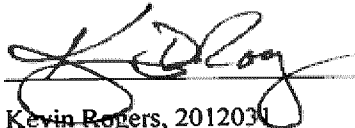
WHEREAS on September 9, 2003 Mark Garrett and Emma Garrett, husband and wife, executed a Mortgage in favor of Southern Mortgage Company of Arkansas. Said Mortgage was recorded on September 23, 2003 as Instrument No. 2147 in the real property records of Logan County, Arkansas. Said Mortgage was subsequently assigned to New South Federal Savings Bank by virtue of an assignment dated September 16, 2003 and recorded on April 2, 2004 as Instrument No. 801 in the real property records of Logan County, Arkansas. Said Mortgage was subsequently assigned to CitiFinancial Mortgage Company, Inc by virtue of an assignment dated October 31, 2005 and recorded on November 17, 2005 in Book 5013, Page 858 in the real property records of Logan

County, Arkansas. Said Mortgage was subsequently assigned to Athene Annuity and Life Company at C/O Select Portfolio Servicing, Inc. by virtue of an assignment dated July 16, 2024 and recorded on October 02, 2024 as Instrument No. 2024R-03182 in the real property records of Logan 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 July 19, 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.

WITNESS my hand this 19 day of November, 2024. Athene Annuity and Life Company at C/O Select Portfolio Servicing, Inc., 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. 24-007699

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 19 day of November, 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

