

CERTIFICATE OF RECORD
INSTRUMENT # 2025-00758
FILED: 01/28/2025 12:23:42 PM
LONOKE COUNTY, ARKANSAS
DEBORAH OGLESBY, CIRCUIT CLERK
BY: TAMMY GOLD PAGES: 3
165.00

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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 24-025898

**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 April 3, 2025, at or about 12:00PM, the subject real property described herein below will be sold at the Main Entrance of the Lonoke County Courthouse, 301 North Center St., Lonoke, AR 72086 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 Lonoke County, Arkansas more particularly described as follows:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF ENGLAND, COUNTY OF LONOKE, STATE OF ARKANSAS, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

PART OF THE SOUTH 1/2 OF THE SW 1/4 OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 10 WEST, LONOKE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SW 1/4 OF THE S/W 1/4 OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 10 WEST; THENCE NORTH 85 DEGREES 54' 42" EAST, ALONG THE SOUTH LINE OF SAID SW 1/4, 322.82 FEET; THENCE NORTH 41 DEGREES 00' 00" WEST 318.51 FEET; THENCE NORTH 53 DEGREES 31' 21" WEST 130.76 FEET; THENCE NORTH 70 DEGREES 48' 31" WEST 80.05 FEET; THENCE NORTH 12 DEGREES 03' 56" EAST, 157.84 FEET TO THE POINT OF

BEGINNING; THENCE NORTH 54 DEGREES 42' 16" WEST 39.48 FEET; THENCE NORTH 71 DEGREES 23' 23" WEST, 243.27 FEET; THENCE NORTH 19 DEGREES 19' 13" EAST, 309.95 FEET; THENCE SOUTH 86 DEGREES 46' 28" EAST, 465.38 FEET TO THE CENTERLINE OF BOBBY JONES ROAD; THENCE SOUTH 26 DEGREES 27' 17" EAST, ALONG SAID CENTERLINE, 40.41 FEET; THENCE CONTINUING ALONG SAID CENTERLINE, SOUTH 26 DEGREES 24' 32" EAST, 20.00 FEET; THENCE LEAVING SAID CENTERLINE, SOUTH 70 DEGREES 12' 55" WEST, 304.35 FEET; THENCE SOUTH 12 DEGREES 03' 56" WEST, 213.52 FEET TO THE POINT OF BEGINNING.

PARCEL ID:001-03016-010

THIS BEING THE SAME PROPERTY CONVEYED TO KRISTIAN NELSON, AN UNMARRIED PERSON FROM JAMES L. PORTER AND DEBBIE A. PORTER, HUSBAND AND WIFE, BEING ON AND SAME AND ALSO KNOWN AS J. LAMAR PORTER AND DEBBIE PROTER, AND JAMES LAMAR PORTER AND PORTER, HUSBAND AND WIFE, IN A DEED DATED NOVERMER 22, 2019, AND RECORDED DECMBER 09, 2019, AND INSTRUMENT NUMBER 2019-12430

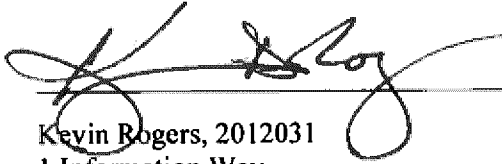
Street Address: 50 Bobby Jones Rd England AR 72046

WHEREAS on January 19, 2020, Kristian Nelson, an unmarried person, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., acting solely as nominee for AmeriSave Mortgage Corporation said Mortgage was recorded on February 14, 2020, as instrument number 2020-01581 in the real property records of Lonoke County, Arkansas. Said Mortgage was subsequently assigned to Select Portfolio Servicing, Inc. by virtue of a Corporate Assignment of Mortgage dated August 14, 2024, and recorded September 16, 2024, as Instrument Number 2024-08348, in the real property records of Lonoke 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 November 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.

WITNESS my hand this 27 day of January, 2025. Select Portfolio Servicing, Inc., 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. 24-025898

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 27 day of January, 2025, 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

