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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 22-009359

**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 March 1, 2023, at or about 10:00AM, the subject real property described herein below will be sold at the Main Entrance of the Marion County Courthouse 300 Old Main St., Yellville, AR 72687 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 Marion County, Arkansas more particularly described as follows:

THE FOLLOWING DESCRIBED LANDS SITUATED IN MARION COUNTY, ARKANSAS,
TO-WIT:

LOTS 10 AND 11 IN RIVERVIEW BREEZE II SUBDIVISION, AS SHOWN BY THE
RECORDED PLAT THEREOF, SUBJECT TO EASEMENTS, RESTRICTIONS AND
RESERVATIONS OF RECORD.

Street Address: 142 Marion County 7002 Flippin AR 72634

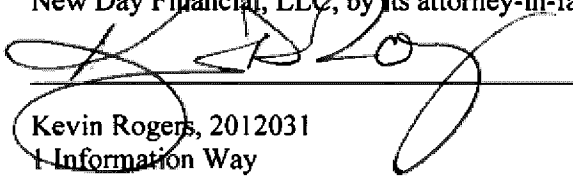
WHEREAS on November 7, 2020, John Gleason and Kathie Gleason, his wife, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for New Day Financial, LLC said Mortgage was recorded on December 2, 2020, as instrument number 2020-03834 in the real property records of Marion County, Arkansas. Mortgage was subsequently assigned to New Day Financial, LLC by virtue of an assignment dated August 27, 2021, and recorded on August 31, 2021, as instrument

number 2021-03241 in the real property records of Marion County, Arkansas. The party initiating foreclosure can be contacted at or in care of its servicer initiating foreclosure at: New Day Financial, LLC 9726 Old Bailes Rd., Unit 200, Indian Land, S.C. at Telephone No. 855-933-1716; and

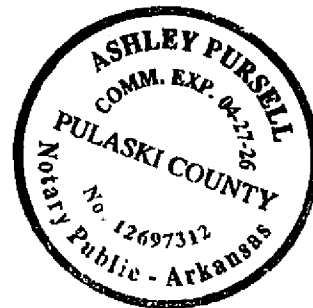
WHEREAS, there may be tenants that claim an interest in the real property herein based upon said tenancy; and

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 April 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.

WITNESS my hand this 21 day of Dec, 2022.
New Day Financial, LLC, 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. 22-009359




ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 21st day of December, 2022, 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: 4-27-26