

Recording Date/Time: 10/20/2023 at 11:23:22 AM

Series: MTG Book: D-24 Page: 308

Debbie Wise

Debbie Wise, Circuit Clerk & Recorder

By: *Shauntea Hampton* D.C.



3 Pages
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Prepared by:
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ALAW File 23-010127

**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 3, 2024 at or about 12:00PM, the subject real property described herein below will be sold at the Main Entrance of the Randolph County Courthouse, 107 W. Broadway, Pocahontas, AR 72455 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 Randolph County, Arkansas more particularly described as follows:

PART OF THE EAST 1/2 OF THE SE 1/4 OF SECTION 20 TOWNSHIP 19 NORTH, RANGE 1 WEST, RANDOLPH COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID EAST 1/2 SE 1/4; THENCE N 03 DEGREES 11'05"E ALONG THE EAST LINE THEREOF, 782.10 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N03 DEGREES 11' 05" E 432.54 FEET TO THE CENTERLINE OF LLOYD WILLIAMS ROAD; THENCE ALONG SAID CENTERLINE 75.27 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 706.54 FEET AND A CENTRAL ANGLE OF 06 DEGREES 06'13", SAID CURVE HAVING A CHORD DIRECTION AND DISTANCE OF N57 DEGREES 38'58" W 75.23 FEET; THENCE LEAVING SAID CENTERLINE, S32 DEGREES 14'10" W 401.96 FEET TO THE CENTER OF ALLRED CREEK; THENCE NORTHWESTERLY ALONG SAID CREEK 519

FEET MORE OR LESS TO A FENCE LINE IF EXTENDED; THENCE LEAVING SAID CREEK, S46 DEGREES 02'08" W ALONG SAID FENCE LINE, 326.77 FEET; THENCE N51 DEGREES 48'16" W 53.61 FEET; THENCE S43 DEGREES 32'53"W 148.26 FEET; THENCE S46 DEGREES 44'11"E 617.85 FEET; THENCE N 66 DEGREES 57'00"E 493.59 FEET TO THE POINT OF BEGINNING, CONTAINING 8.007 ACRES. SUBJECT TO RIGHT OF WAY FOR LLOYD WILLIAMS ROAD ALONG THE NORTH SAID THEREOF.

TOGETHER WITH A UTILITY EASEMENT DESCRIBED AS FOLLOWS:

PART OF THE EAST 1/2 OF THE SE 1/4, SECTION 20, TOWNSHIP 19 NORTH, RANGE 1 WEST, RANDOLPH COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHEAST CORNER OF SAID EAST 1/2 SE 1/4; THENCE N03 DEGREES 11'05"E ALONG THE EAST LINE THEREOF, 782.10 FEET; THENCE S66 DEGREES 57'00"W 493.59 FEET; THENCE N46 DEGREES 44'11"W 617.85 FEET; THENCE N 43 DEGREES 32'53" E 148.26 FEET TO THE POINT OF BEGINNING; THENCE N 14 DEGREES 00'12" E ALONG AN

EXISTING FENCE LINE, 165.79 FEET; THENCE N 46 DEGREES 02'08" E 182.11 FEET; THENCE SOUTHEASTERLY ALONG ALLRED CREEK, 151.4 FEET MORE OR LESS TO A FENCE LINE, IF EXTENDED; THENCE LEAVING SAID CENTERLINE S 46 DEGREES 02'08" W ALONG SAID FENCE LINE, 326.77 FEET; THENCE N 51 DEGREES 48'16" W 53.61 FEET TO THE POINT OF BEGINNING. ACCORDING TO SURVEY PREPARED BY DECLERK-THROESCH ENGINEERING-LAND SURVEYING DATED SEPTEMBER 17, 2019.

Street Address: 2310 Lloyd Williams Road Imboden AR 72434

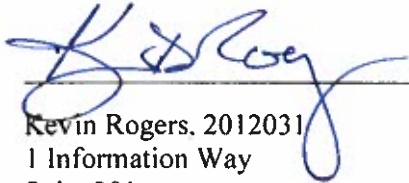
WHEREAS on October 21, 2019 Preston Ivy, an unmarried man, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Wintrust Mortgage, a Division of Barrington Bank and Trust Co., N.A. Said Mortgage was recorded on October 21, 2019 in Book A-21, Page 432 in the real property records of Randolph County, Arkansas. Said Mortgage was subsequently assigned to Wintrust Mortgage, a Division of Barrington Bank and Trust Company, N.A. by virtue of an assignment dated September 26, 2023 and recorded on October 3, 2023 in Book C-24, Page 543 in the real property records of Randolph County, Arkansas. The party initiating foreclosure can be contacted at or in care of its servicer initiating foreclosure at: Wintrust Mortgage, a division of Barrington Bank & Trust Company, N.A. 8950 Cypress Waters Blvd Coppell TX 75019 at Telephone No. 888-480-2432; 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 March 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 18 day of October, 2023. Nationstar Mortgage LLC d/b/a Mr. Cooper, 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. 23-010127

ACKNOWLEDGEMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

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On this 18 day of October, 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

