

**File# 2023-00010921**

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Prepared by:  
ALBERTELLI LAW  
1 INFORMATION WAY  
SUITE 201  
LITTLE ROCK, AR 72202  
(501) 406-0855  
ALAW File 23-003648

**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 July 8, 2023, at or about 10:00AM, the subject real property described herein below will be sold at the Main Entrance of the Washington County Courthouse, 280 N. College, #302, Fayetteville, AR 72701 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 Washington County, Arkansas more particularly described as follows:

A PART OF THE NE 1/4 OF THE NW 1/4 AND A PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 5, TOWNSHIP 14 NORTH, RANGE 30 WEST OF THE FIFTH PRINCIPLE MERIDIAN, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A SET NUMBER 4 REBAR WHICH IS S23 DEGREES 25 MINUTES 39 SECONDS E 100.04 FEET FROM AN EXISTING NUMBER 6 REBAR MARKING THE NE CORNER OF LOT 3, BLOCK 11 OF THE ORIGINAL TOWN OF WEST FORK, WASHINGTON COUNTY, ARKANSAS AND RUNNING THENCE S22 DEGREES 30 MINUTES 43 SECONDS E 50.04 FEET TO A CHISELED "X" IN CONCRETE, THENCE S02 DEGREES 38 MINUTES 43 SECONDS E 63.30 FEET TO A CHISELED "X" IN CONCRETE IN A TREE ROW AND DIVISION LINE, THENCE ALONG SAID TREE ROW S78 DEGREES 39 MINUTES 17 SECONDS W 118.30 FEET TO A SET NUMBER 4 REBAR, THENCE LEAVING SAID TREE ROW N20

DEGREES 48 MINUTES 43 SECONDS W 86.70 FEET TO A SET NUMBER 4 REBAR, THENCE N67 DEGREES 29 MINUTES 17 SECONDS E 135.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.30 ACRES, MORE OR LESS. THE NORTH 50 FEET OF SAID LANDS HAS BEEN REFERRED TO AS LOT 7 IN BLOCK 11 OF THE ORIGINAL TOWN OF WEST FORK, WASHINGTON COUNTY, ARKANSAS.

Street Address: 323 Mcknight Ave West Fork AR 72774

WHEREAS on June 29, 2018, Heath Coker and Charlie Coker, husband and wife, executed a Mortgage in favor of Mortgage Electronic Registration Systems Inc., acting solely as nominee for Priority Bank, FSB said Mortgage was recorded on July 3, 2018, as instrument number 2018-00019337 in the real property records of Washington County, Arkansas. Mortgage was subsequently assigned to Citizens Bank, N.A. by virtue of an assignment dated October 25, 2019, and recorded on October 29, 2019, as instrument number 2019-00033037 in the real property records of Washington County, Arkansas. The party initiating foreclosure can be contacted at or in care of its servicer initiating foreclosure at: Citizens Bank, N.A, 1 Citizens Plaza, Providence, RI 02903, at Telephone No. 1-800-234-6002; 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, 2020, 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.

**\*\*THIS SPACE INTENTIONALLY LEFT BLANK\*\***

WITNESS my hand this 2 day of May, 2023. Citizens Bank, N.A., by its attorney-in-fact,  
Albertelli Law

*[Handwritten Signature]*

Kevin Rogers, 2012031  
Information Way  
Suite 201  
Little Rock, AR 72202  
501-406-0855  
A LAW No. 23-003648

ACKNOWLEDGEMENT

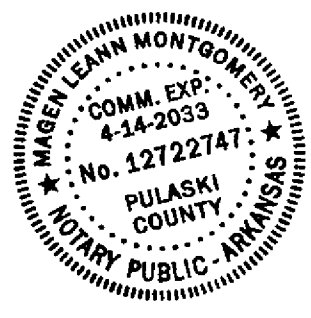
STATE OF ARKANSAS §  
COUNTY OF PULASKI §

On this 2 day of May, 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.

*[Handwritten Signature]*  
Notary Public

My Commission Expires: 4/14/2033



Washington County, AR  
I certify this instrument was filed on  
5/3/2023 9:09:45 AM  
and recorded in REAL ESTATE

File# 2023-00010921  
Kvle Svlvester - Circuit Clerk

*[Handwritten Signature]*