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Prepared by:
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ALAW File 19-002006

**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 June 25, 2019 at or about 10:00AM, the subject real property described herein below will be sold at the main entrance of the Miller County Courthouse, 400 Laurel Street, Texarkana, AR 71854 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 Deed of Trust is located in Miller County, Arkansas more particularly described as follows:

**THE SOUTH 60.00 FEET OF LOTS ONE (1), TWO (2), AND THREE (3) IN BLOCK
NUMBERED SIX (6) OF H. R. WEBSTER'S ADDITION TO THE CITY OF
TEXARKANA, MILLER COUNTY, ARKANSAS, ACCORDING TO THE MAP OR
PLAT OF SAID ADDITION RECORDED IN VOLUME FF, PAGE 184 OF THE DEED
RECORDS OF MILLER COUNTY, ARKANSAS.**

Street Address: 1421 Linden St, Texarkana, AR 75502

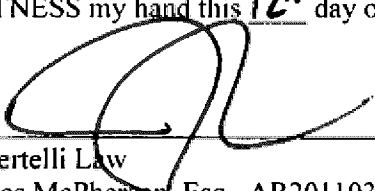
WHEREAS on October 28, 1992, SUSIE G. ENNIS, A SINGLE PERSON, executed a Deed of Trust in favor of WILLIAM B. ROBERTS, as trustee for TEXARKANA NATIONAL MORTGAGE COMPANY, INC.. Said Deed of Trust was recorded on October 30, 1992 in Book 582 at Page 575 in the real property records of Miller County, Arkansas. The Deed of Trust was subsequently assigned to ALLIED GROUP MORTGAGE COMPANY by virtue of an assignment dated October 28, 1992 and recorded on November 16, 1992 in Book 583 at Page 587 in the real property records of Miller County, Arkansas. Allied Group Mortgage Company subsequently changed its name to Nationwide Advantage Mortgage Company on June 25, 1999. The party initiating foreclosure can be contacted at or in care of its servicer initiating foreclosure

at: Nationwide Advantage Mortgage Company 3637 Sentara Way Virginia Beach VA 23452 at Telephone No. 800-274-6600; 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 substitute trustee and is acting on and with the consent and authority of the lender who is exercising its power of sale under Ark. Code Ann. §18-50-115 which implies a power of sale in every Deed of Trust of real property situated in this state that is duly acknowledged and recorded; and default has occurred in the payment of said indebtedness, and the same is now therefore wholly 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 12th day of April, 2019



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A LAW No. 19-002006

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 12th day of April, 2019, before me, the undersigned officer, personally appeared James McPherson, 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:

4-27-2026

