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Prepared by:  
ALBERTELLI LAW  
1 INFORMATION WAY  
SUITE 201  
LITTLE ROCK, AR 72202  
(501) 406-0855  
ALAW File 19-013889

**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 August 13, 2019 at or about 9:30AM, the subject real property described herein below will be sold at the Main Entrance of the Benton County Courthouse, 102 Northeast A St., Bentonville, AR 72712 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 DAY OF SALE AND ALL TRANSFER TAXES WILL BE THE RESPONSIBILITY OF THE PURCHASER.

WHEREAS, the property secured under the Mortgage is located in Benton County, Arkansas more particularly described as follows:

PART OF THE E1/2 OF THE NW1/4 AND PART OF THE W1/2 OF THE NE1/4 OF SECTION 9, TOWNSHIP 20 NORTH, RANGE 34 WEST, DESCRIBED AS BEGINNING 14 RODS EAST OF THE QUARTER SECTION CORNER ON NORTH LINE OF SAID SECTION 9, THENCE SOUTH 105 RODS; THENCE WEST TO THE CHEROKEE LINE; THENCE NORTHWEST WITH THE CHEROKEE LINE TO THE NW CORNER OF SAID SECTION 9, THENCE EAST TO THE PLACE OF BEGINNING. SUBJECT TO THE RIGHT-OF-WAY OF ARKANSAS STATE HIGHWAY 43 ALONG THE WEST SIDE AND A COUNTY ROAD ALONG THE SOUTH SIDE THEREOF.

Street Address: 13400 N Highway 43 Gravette AR 72736

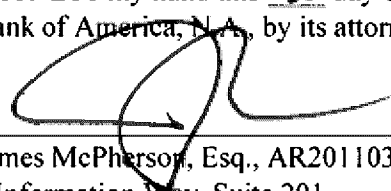
WHEREAS on February 27, 2008 Sam Patton, an unmarried man, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Quicken Loans Inc. Said Mortgage was recorded on March 11, 2008 in Book 2008 at Page 40902 in the real property records of Benton County, Arkansas. The Mortgage was subsequently assigned to Bank of America, N.A. by virtue of an

assignment dated May 17, 2018 and recorded on May 21, 2018 as instrument number L201825695 in the real property records of Benton County, Arkansas. The party initiating foreclosure can be contacted at or in care of its servicer initiating foreclosure at: BANK OF AMERICA, N.A. 5600 Granite Pkwy Bldg VII Plano TX 75024 at Telephone No. 1-877-744-7691; 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, 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 30th day of May, 2019.  
Bank of America, N.A., by its attorney-in-fact, Albertelli Law

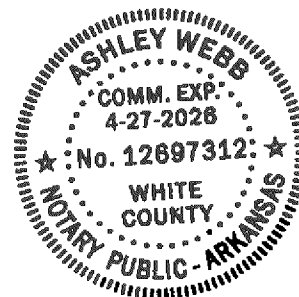
  
James McPherson, Esq., AR2011038  
1 Information Way, Suite 201  
Little Rock, AR 72202  
501-406-0855  
A LAW No. 19-013889

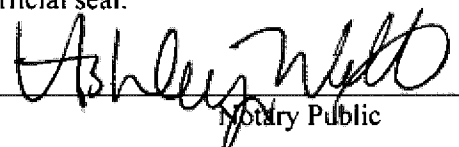
#### ACKNOWLEDGEMENT

STATE OF ARKANSAS §  
COUNTY OF PULASKI §

On this 30th day of May, 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