



L201907175

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Tami King, Circuit Clerk

BK: MISC 2019

WHITE CO, AR FEE \$190.00

PG: 6004-6006

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ENY
Prepared by:
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ALAW File 19-012603

**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 12, 2019 at or about 10:00AM, the subject real property described herein below will be sold at the Main Entrance of the White County Courthouse, 300 N. Spruce, Searcy, AR 72143 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 White County, Arkansas more particularly described as follows:

TRACT # 1:

THE NORTH 208.708 FEET OF THE WEST 208.708 FEET OF THE SOUTH 628.708 FEET OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION TWENTY-EIGHT (28), TOWNSHIP EIGHT (8) NORTH, RANGE SIX (6) WEST, CONTAINING ONE (1) ACRE, MORE OR LESS.

PLUS

THE EAST 35 FEET OF THE SOUTH 455 FEET OF THE EAST TEN (10) ACRES OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4), SECTION TWENTY-EIGHT (28), TOWNSHIP EIGHT (8) NORTH, RANGE SIX (6) WEST ALL IN WHITE COUNTY, ARKANSAS.

SUBJECT TO ALL EXISTING EASEMENTS AND RIGHT OF WAYS FOR ROADS AND OTHER PURPOSES, RESTRICTIONS AND RESERVATIONS.

PROPERTY ADDRESS: 920 MISSILE BASE ROAD, JUDSONIA, AR 72081

TRACT # 2

ONE (1) ACRE TRACT OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW1/4 SE1/4) OF SECTION TWENTY-EIGHT (28), TOWNSHIP EIGHT (8) NORTH, RANGE SIX (6) WEST OF THE FIFTH PRINCIPAL MERIDIAN, RUNNING EAST 105 FEET; THENCE NORTH 420 FEET; THENCE WEST 105 FEET; THENCE SOUTH 420 FEET TO POINT OF BEGINNING AND CONTAINING ONE (1) ACRE, MORE OR LESS, ALL IN WHITE COUNTY, ARKANSAS.

SUBJECT TO ALL EXISTING EASEMENTS, RIGHT OF WAYS, RESTRICTIONS AND RESERVATIONS.

PROPERTY ADDRESS: 916 MISSILE BASE ROAD, JUDSONIA, AR 72081

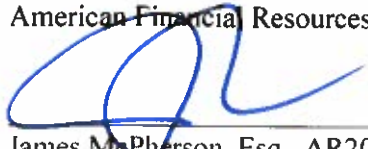
WHEREAS on March 12, 2015 JEREMY T PARRETT A MARRIED PERSON, executed a Mortgage in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS NOMINEE FOR BANK OF ENGLAND DBA ENG LENDING. Said Mortgage was recorded on March 13, 2015 as instrument number MTG 2015-04380 in the real property records of White County, Arkansas. The Mortgage was subsequently assigned to American Financial Resources, Inc., a New Jersey Corporation by virtue of an assignment dated May 20, 2019 and recorded on May 24, 2019 in Book MISC 2019 at Page 5438, and as instrument number L201906535 in the real property records of White County, Arkansas. The party initiating foreclosure can be contacted at or in care of its servicer initiating foreclosure at: American Financial Resources, Inc., a New Jersey Corporation 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 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 6th day of June, 2019.

American Financial Resources, Inc., a New Jersey Corporation, by its attorney-in-fact, Albertelli Law

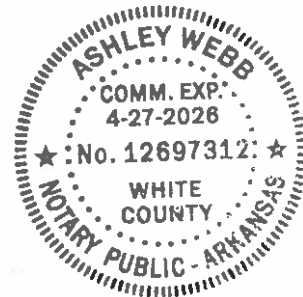

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501-406-0855
A LAW No. 19-012603

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 6th day of June, 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.



My Commission Expires:

4-27-2026


Notary Public