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Prepared by:
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(501) 406-0855
ALAW File 19-018113

**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 November 6, 2019 at or about 2:30PM, the subject real property described herein below will be sold at the Main Entrance of the Craighead County Courthouse, 511 S. Main St., Jonesboro, AR 72401 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 Craighead County, Arkansas more particularly described as follows:

LOT 27 OF SOUTHRIDGE SUBDIVISION, (PHASE IV), JONESBORO, ARKANSAS,
AS SHOWN BY PLAT IN PLAT CABINET 'A' PAGE 147 AT JONESBORO,
ARKANSAS, SUBJECT TO BILL OF ASSURANCE RECORDED IN DEED RECORD
271 PAGE 199 AND TO EASEMENTS AS SHOWN ON RECORDED PLAT.


Street Address: 2806 Harrisburg Rd Jonesboro AR 72401

WHEREAS on August 6, 2004 Sharon K. Huff Living Trust, Sharon K. Huff, Trustee, Sharon K. Huff, and Kagle A. Huff, as husband and wife, executed a Mortgage in favor of First Community Bank. Said Mortgage was recorded on August 11, 2004 in MTG Book 1085 at Page 925 in the real property records of Craighead County (Jonesboro), Arkansas. The Mortgage was subsequently assigned to Cenlar FSB by virtue of an assignment dated August 22, 2019 and recorded on August 28, 2019 as instrument number 2019R-017539 in the real property records of Craighead County (Jonesboro), Arkansas. The party initiating foreclosure can be contacted at or in care of its servicer initiating foreclosure at: Cenlar FSB Attn: FC 425 Phillips Blvd Ewing NJ 08618 at Telephone No. 800-223-6527; 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 5th day of September, 2019.
Cenlar FSB, by its attorney-in-fact, Albertelli Law

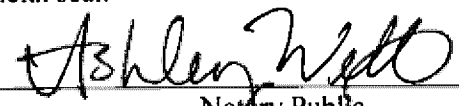

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A LAW No. 19-018113

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 5th day of September, 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

