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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 19-022892

**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 January 14, 2020 at or about 9:00AM, 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 TIME 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:

A PART OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 32 WEST AND MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO -WIT: BEGINNING AT THE CENTER OF SAID SECTION 28 AND RUNNING NORTH 00 DEGREES 05 MINUTES 18 SECONDS EAST 1,054.02 FEET TO THE POINT OF BEGINNING, AND RUNNING THENCE NORTH 00 DEGREES 05 MINUTES 18 SECONDS EAST 244.93 FEET, THENCE SOUTH 89 DEGREES 32 MINUTES 54 SECONDS WEST 376.51 FEET, THENCE SOUTH 00 DEGREES 58 MINUTES 13 SECONDS WEST 245.00 FEET, THENCE NORTH 89 DEGREES 32 MINUTES 54 SECONDS EAST 380.28 FEET TO THE POINT OF BEGINNING, AND CONTAINING 2.13 ACRES, MORE OR LESS, ALSO SHOWN AS TRACT 1 ON PLAT RECORD 5 AT PAGE 168.

A PART OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 32 WEST AND MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO -WIT: BEGINNING

AT THE CENTER OF SAID SECTION 28 AND RUNNING NORTH 00 DEGREES 05 MINUTES 18 SECONDS EAST 807.93 FEET TO THE POINT OF BEGINNING AND RUNNING THENCE NORTH 00 DEGREES 05 MINUTES 18 SECONDS EAST 246.09 FEET.. THENCE SOUTH 89 DEGREES 32 MINUTES 54 SECONDS WEST 380.28 FEET, THENCE SOUTH 00 DEGREES 58 MINUTES 13 SECONDS WEST 28.72 FEET, THENCE SOUTH 02 DEGREES 25 MINUTES 45 SECONDS EAST 217.50 FEET. THENCE NORTH 89 DEGREES 32 MINUTES 54 SECONDS EAST 371.17 FEET TO THE POINT OF BEGINNING, AND CONTAINING 2.13 ACRES, MORE OR LESS ALSO SHOWN AS TRACT 2 ON PLAT RECORD S AT PAGE 168.

A PART OF THE SE 1/4 OF THE NW 1/4 OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 32 WEST, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO -WIT: BEGINNING AT THE CENTER OF SAID SECTION 28 AND RUNNING NORTH 00 DEGREES 05 MINUTES 18 SECONDS EAST 552.21 FEET TO THE POINT OF BEGINNING AND RUNNING THENCE NORTH 00 DEGREES 0 MINUTES 18 SECONDS EAST 255.72 FEET, THENCE SOUTH 89 DEGREES 32 MINUTES 54 SECONDS WEST 371.17 FEET, THENCE SOUTH 02 DEGREES 25 MINUTES 45 SECONDS EAST 61.48 FEET, THENCE SOUTH 03 DEGREES 52 MINUTES 04 SECONDS EAST 194.61 FEET, THENCE NORTH 89 DEGREES 32 MINUTES 54 SECONDS EAST 355.04 FEET TO THE POINT OF BEGINNING, AND CONTAINING 2.13 ACRES, MORE OR LESS. ALSO BEING SHOWN AS TRACT 3 ON PLAT RECORD S AT PAGE 168. TOGETHER WITH RIGHT OF WAY EASEMENTS ESTABLISHED IN DEED RECORD 479 AT PAGE 697, DEED RECORD 530 AT PAGE 11, PLAT RECORD 15 AT PAGE 214, AND PLAT RECORD 19 AT PAGE 153.

A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 32 WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO -WIT: BEGINNING AT A POINT WHICH IS NORTH 03 DEGREES 08 MINUTES 15 SECONDS EAST 776.41 FEET FROM THE SOUTHWEST CORNER OF SAID FORTY ACRE TRACT, SAID POINT BEING A SET IRON PIN, AND RUNNING THENCE NORTH 03 DEGREES 08 MINUTES 15 SECONDS EAST 533.67 FEET TO A SET IRON PIN, SAID POINT BEING THE NORTHWEST CORNER OF SAID FORTY ACRE TRACT, THENCE SOUTH 87 DEGREES 42 MINUTES 06 SECONDS EAST 934.82 FEET TO A SET IRON PIN, THENCE SOUTH 02 DEGREES 13 MINUTES 45 SECONDS WEST 228.45 FEET TO THE CENTERLINE OF A 30 FOOT ACCESS ROAD, THENCE ALONG SAID ROAD CENTERLINE THE FOLLOWING 7 COURSES: SOUTH 03 DEGREES 56 MINUTES 02 SECONDS WEST 109.82 FEET; SOUTH 00 DEGREES 20 MINUTES 54 SECONDS WEST 373.65 FEET; ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 432.91 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 13 DEGREES 45 MINUTES 01 SECONDS WEST 163.52 FEET; ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 1009.07 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 34 DEGREES 17 MINUTES 48 SECONDS WEST 174.45 FEET; ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 585.37 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 53 DEGREES 32 MINUTES 48 SECONDS WEST 281.51 FEET; SOUTH 71 DEGREES 12 MINUTES 32 SECONDS WEST 258.68 FEET; SOUTH 71 DEGREES 00 MINUTES 41 SECONDS WEST 48.71

FEET; THENCE LEAVING SAID ROAD CENTERLINE NORTH 88 DEGREES 14 MINUTES 11 SECONDS WEST 52.08 FEET TO A SET IRON PIN, THENCE NORTH 03 DEGREES 08 MINUTES 15 SECONDS EAST 776.41 FEET TO A SET IRON PIN, THENCE NORTH 88 DEGREES 14 MINUTES 11 SECONDS WEST 280.60 FEET TO THE POINT OF BEGINNING, CONTAINING 21.09 ACRES, MORE OR LESS.

Street Address: 16638 Logan Cave Rd Siloam Springs AR 72761

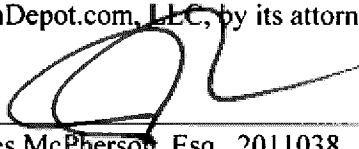
WHEREAS on February 11, 2019 Erica L. Mitchell, wife, and James A. Mitchell, Jr., husband, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Loandepot.com, LLC. Said Mortgage was recorded on February 13, 2019 as instrument number L201906686 in the real property records of Benton County, Arkansas. The Mortgage was subsequently assigned to Loandepot.com, LLC, a Delaware Limited Liability Company by virtue of an assignment dated August 28, 2019 and recorded on August 28, 2019 as instrument number L201944719 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: LoanDepot.com, LLC 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.

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WITNESS my hand this 1st day of November, 2019.
LoanDepot.com, LLC, by its attorney-in-fact, Albertelli Law

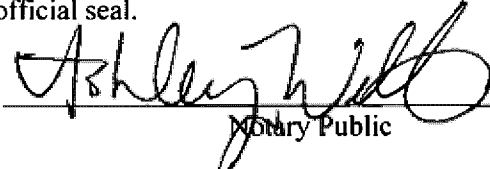

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501-406-0855
A LAW No. 19-022892

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 1st day of November, 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:

4-27-26

