

File# 2019-00032401

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Prepared by  
ALBERT FILLIAW  
INFORMATION WAY  
SUITE 201  
LITTLE ROCK, AR 72202  
(501) 406-0855  
ALAW File 19-022517

**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 12:00PM, the subject real property described herein below will be sold inside the 2<sup>nd</sup> Floor Main Entrance of the Washington County Courthouse, 280 N. College, Fayetteville, AR 72701 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 Washington County, Arkansas more particularly described as follows:

THE FOLLOWING DESCRIBED LAND SITUATE IN WASHINGTON COUNTY,  
STATE OF ARKANSAS, TO-WIT: LOT 6, BLOCK L, NORTH RIDGE SUBDIVISION  
TO THE CITY OF FAYETTEVILLE, WASHINGTON COUNTY, ARKANSAS AS  
SHOWN ON PLAT RECORD "3" AT PAGES 341 AND 343.

Street Address: 2142 N Briarwood Avenue Fayetteville AR 72703

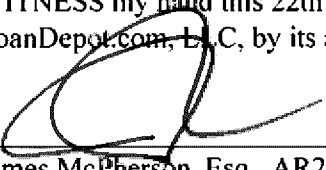
WHEREAS on January 24, 2014 Michael E. Austin, Sr., an unmarried person, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Loandepot.Com, LLC. Said Mortgage was recorded on April 1, 2014 as instrument number 2014-00007570 in the real property records of Washington County, Arkansas. The Mortgage was subsequently assigned to Loandepot.Com, LLC, a Delaware Limited Liability Company by virtue of an assignment dated June 21, 2019 and recorded on June 24, 2019 as instrument number 2019-00018130 in the real property records of Washington 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.

WITNESS my hand this 22th day of October, 2019.  
LoanDepot.com, LLC, 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. 19-022517

#### ACKNOWLEDGEMENT

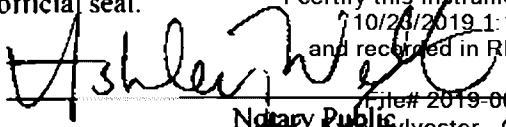

STATE OF ARKANSAS                   §  
COUNTY OF PULASKI               §

On this 22nd day of October, 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



Washington County, AR  
I certify this instrument was filed on  
10/23/2019 1:14:37 PM  
and recorded in REAL ESTATE  
File # 2019-00032401  
  
Notary Public  
  
Notary Public - Circuit Clerk