

I certify that this instrument was
filed on 10/30/2019 02:33 PM
and recorded in:
MISC-E Book 37
Page 1125
Janet Luff Kilbreath
Circuit Clerk - Clay County, AR
by Ray Lambert D.C.

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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 19-022765

**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 9, 2020 at or about 3:30PM, the subject real property described herein below will be sold at the Main Entrance of the Clay County Courthouse, 151 S. 2nd Ave, Piggott, AR 72454 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 Clay County, Arkansas more particularly described as follows:

THE FOLLOWING DESCRIBED REAL PROPERTY AND PREMISES SITUATE IN
CLAY, COUNTY, STATE OF ARKANSAS. TO -WIT:

LOT TWENTY-THREE (23) OF SHADY ACRES SUBDIVISION TO THE CITY OF
PIGGOTT, ARKANSAS. SUBJECT TO BILL OF ASSURANCES AND PROTECTIVE
COVENANT NOW OF RECORD IN MISCELLANEOUS RECORD BOOK; NO.7
PAGE 550.

Street Address: 447 Lee Ave Piggott AR 72454

WHEREAS on September 22, 2018 Oma R. Conway and Benjamin J. Conway, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Royal United Mortgage LLC. Said Mortgage was recorded on October 3, 2018 in Mortgage-E Book 212 at Page 2744 in the real property records of Clay County (Eastern District – Piggott), Arkansas. The Mortgage was subsequently assigned to AmeriHome Mortgage Company, LLC by virtue of an assignment dated August 27, 2019 and recorded on September 3, 2019 in Misc E Book 37 at Page 860 in the real property records of Clay County (Eastern District – Piggott), Arkansas. The party initiating foreclosure can be contacted at or in care of its servicer

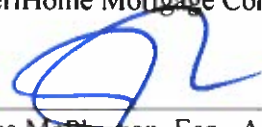
initiating foreclosure at: AmeriHome Mortgage Company, LLC Attn: FC 425 Phillips Blvd Ewing NJ 08618 at Telephone No. 800-223-6527; and

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 25th day of October, 2019.

AmeriHome Mortgage Company, LLC, by its attorney-in-fact, Albertelli Law

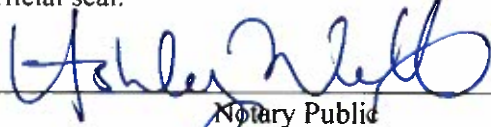

James McPherson, Esq., AR2011038
1 Information Way, Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 19-022765

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 25th 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.



Notary Public

My Commission Expires: 4-27-2026

