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Prepared by
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 19-019376

**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 7, 2020 at or about 2:30PM, the subject real property described herein below will be sold at the Main Entrance of the Sebastian County Courthouse, 301 East Center Street, Greenwood, AR 72936 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 Sebastian County, Arkansas more particularly described as follows:

TRACT ONE: A CERTAIN TRACT OF LAND LOCATED IN PART OF THE EAST 1/2 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 32, TOWNSHIP 09 NORTH, RANGE 29 WEST IN SEBASTIAN COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND STONE BEING USED AS THE NW/CORNER OF SAID EAST 1/2 OF THE SE 1/4 OF THE NW 1/4; THENCE SOUTH 00 DEGREES 14 MINUTES 00 SECONDS EAST, 77.27 FEET TO A POINT IN THE CENTERLINE (C/L) OF MILL CREEK ROAD BEING NORTH 00 DEGREES 14 MINUTES 00 SECONDS WEST, 31.9 FEET FROM, A SET 1/2 INCH REBAR, THE POINT OF BEGINNING; THENCE SOUTH 54 DEGREES 29 MINUTES 12 SECONDS EAST, 209.46 FEET ALONG SAID C/L TO A POINT BEING NORTH 00 DEGREES 14 MINUTES 00 SECONDS WEST, 37.0 FEET FROM A SET 1/2 INCH REBAR; THENCE SOUTH 00 DEGREES 14 MINUTES 00 SECONDS EAST, 194.82 FEET TO A SET 1/2 INCH REBAR; THENCE NORTH 89 DEGREES 58 MINUTES 00 SECONDS WEST,

170.00 FEET TO A SET 1/2 INCH REBAR ON THE WEST LINE THEREOF; THENCE NORTH 00 DEGREES 14 MINUTES 00 SECONDS WEST, 316.40 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.000 ACRES MORE OR LESS AND BEING SUBJECT TO ALL EASEMENTS OF RECORD AND AS SHOWN ON ARKANSAS RIVER VALLEY SURVEYING JOB # 6327 DATED 11/21/2011.

LESS AND EXCEPT PUBLIC ROADS AND RIGHTS OF WAY.

SUBJECT TO ALL EASEMENTS, RESERVATIONS, COVENANTS, CONDITIONS, AGREEMENTS OF RECORD, IF ANY.

Street Address: 7025 Mill Creek Mountain Cecil AR 72930

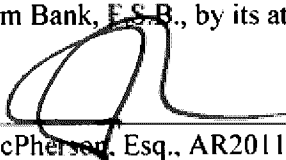
WHEREAS on October 14, 2016 Joshua W. Medlock, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for State Farm Bank F.S.B. Said Mortgage was recorded on October 21, 2016 as instrument number 2016-16486 in the real property records of Sebastian County (Greenwood), Arkansas. The Mortgage was subsequently assigned to State Farm Bank, F.S.B. by virtue of an assignment dated July 23, 2019 and recorded on July 24, 2019 as instrument number 2019-15609 in the real property records of Sebastian County (Greenwood), Arkansas. The party initiating foreclosure can be contacted at or in care of its servicer initiating foreclosure at: State Farm Bank, F.S.B. 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 4th day of November, 2019.
State Farm Bank, F.S.B., 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. 19-019376

ACKNOWLEDGEMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

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On this 4th 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:

4-27-20

