



8 0 5 9 6 5 5

Tx:4036533

CERTIFICATE OF RECORD

INSTRUMENT # 2019-12346

FILED: 12/06/2019 11:28:16 AM

LONOKE COUNTY, ARKANSAS

DEBORAH OGLESBY, CIRCUIT CLERK

BY: CHANDRA PAGES: 2

175.00

(this space left for blank for recording)

Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 19-025391

**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 February 6, 2020 at or about 10:00AM, the subject real property described herein below will be sold at the Main Entrance of the Lonoke County Courthouse, 301 North Center St., Lonoke, AR 72086 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 Lonoke County, Arkansas more particularly described as follows:

PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION SEVENTEEN, TOWNSHIP THREE NORTH OF THE BASE LINE, RANGE EIGHT WEST OF THE FIFTH PRINCIPAL MERIDIAN, LONOKE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT AN EXISTING SPINDLE BEING THE SW CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, T3N-R8W. THENCE N 89° 37' 57" E 1286.02 FEET TO A POINT; THENCE N 00° 34' 18" E FOR 764.28 FEET TO AN EXISTING 1/2" REBAR FOR THE POINT OF BEGINNING; THENCE N 87° 36' 55" W FOR 296.96 FEET TO AN EXISTING 1/2" REBAR; THENCE N 00° 30' 15" E FOR 212.98 FEET TO A POINT; THENCE N 89° 39' 21" E FOR 297.16 FEET TO AN EXISTING 1/2" REBAR; THENCE S 00° 35' 16" W FOR 227.13 FEET RETURNING TO THE POINT OF BEGINNING, CONTAINING 1.5 ACRES, MORE OR LESS.

Street Address: 182 Hester Loop Lonoke AR 72086

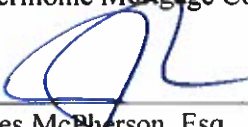
WHEREAS on September 11, 2017 BRANDON T RAY and NATALIE E RAY, HUSBAND AND WIFE, executed a Mortgage in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR BEAR STATE BANK. Said Mortgage was recorded on

September 15, 2017 as instrument number 2017-09102 in the real property records of Lonoke County, Arkansas. The Mortgage was subsequently assigned to AMERIHOM MORTGAGE COMPANY LLC, by virtue of an assignment dated May 14, 2019 and recorded on May 20, 2019 as instrument number 2019-04662 in the real property records of Lonoke County, 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 5th day of December, 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. 19-025391

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 5th day of December, 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: 4-27-2024

