

2019-007938
LESLIE MASON, CIRCUIT CLERK
STATE OF ARKANSAS
COUNTY OF MISSISSIPPI
DISTRICT: CHICKASAWBA
FILED FOR RECORD:
12/06/2019 02:26 PM
BY: ALICIA D.C.

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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 19-024416

**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 10, 2020 at or about 12:30PM, the subject real property described herein below will be sold at the Main Entrance of the Temporary Mississippi County Courthouse, 822 W. Plantation Road, Burdette, AR 72321 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 Mississippi County, Arkansas more particularly described as follows:

AN ACRE OF LAND LOCATED IN THE NORTHEAST CORNER OF THE SOUTHY THIRTY ONE (31) ACRES OF THE FRACIONAL EAST ONE-HALF (E1/2) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION NINETEEN (19), TOWNSHIP SIXTEEN (16) NORTH, RANGE THIRTEEN (13) EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF AFORESAID 31 ACRE TRACT; THENCE WEST 40 FEET TO A POINT ON THE RIGHT OF WAY LINE OF STATE HIGHWAY NO 137 FOR THE POINT OF BEGINNING PROPER. THENCE SOUTH ALONG THE HIGHWAY RIGHT OF WAY LINE 208 FEET; THENCE WEST 208 FEET; THENCE NORTH 208 FEET; THENCE EAST 208 FEET TO THE POINT OF BEGINNING, LYING IN THE COUNTY OF MISSISSIPPI STATE OF ARKANSAS

Street Address: 6847N State Hwy 137 Blytheville AR 72315

WHEREAS on October 9, 2015 Jonathan Faulkner and Magen M. Faulkner, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Everett Financial, Inc. d/b/a Supreme

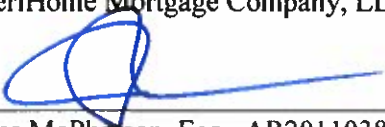
Lending. Said Mortgage was recorded on October 16, 2015 in Book 2028 at Page 8250 in the real property records of Mississippi County, Chickasawba District, Arkansas. The Mortgage was subsequently assigned to Amerihome Mortgage Company, LLC by virtue of an assignment dated September 27, 2019 and recorded on October 7, 2019 as instrument number 2019-006691 in the real property records of Mississippi County, Chickasawba District, 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. 19-024416

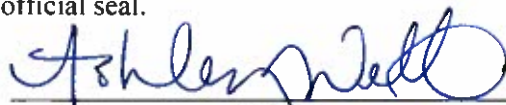


ACKNOWLEDGEMENT

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: 4-27-2026