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Prepared by:
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1 INFORMATION WAY
SUITE 201
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(501) 406-0855
ALAW File 19-024910

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 April 20, 2020 at or about 2:00PM, the subject real property described herein below will be sold at the Main Entrance of the Crittenden County Courthouse, 100 Court Street, Marion, AR 72364 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 Crittenden County, Arkansas more particularly described as follows:

LOT 1, BLOCK 1, PHASE FOUR, SOUTHERN OAKS SUBDIVISION, IN THE CITY
OF MARION, ARKANSAS, AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 4,
PAGE 283, RECORDS OF CRITTENDEN COUNTY, ARKANSAS.

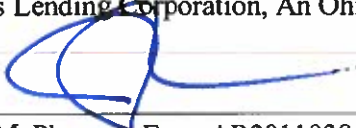Street Address: 644 White Oak Drive, Marion AR 72364

WHEREAS on September 1, 2016 Emily Kay Sotelo and Bryan James Taylor, joint tenants, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Nations Lending Corporation. Said Mortgage was recorded on September 2, 2016 as instrument number 2016-04376 in the real property records of Crittenden County, Arkansas. The Mortgage was subsequently assigned to Nations Lending Corporation, An Ohio Corporation by virtue of an assignment dated January 2, 2020 and recorded on January 21, 2020 as instrument number 2020-00291 in the real property records of Crittenden County, Arkansas. The party initiating foreclosure can be contacted at or in care of its servicer initiating foreclosure at: Nations Lending Corporation, An Ohio Corporation, 3637 Sentara Way, Virginia Beach, VA 23452 at Telephone No. 800-274-6600; 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 7th day of February, 2020.
Nations Lending Corporation, An Ohio Corporation, 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. 19-024910

ACKNOWLEDGEMENT

STATE OF ARKANSAS   §
COUNTY OF PULASKI   §

On this 7th day of February ,2020, 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

ASHLEY WEBB
COMM. EXP.
4-27-2026
No. 12697312
WHITE COUNTY
NOTARY PUBLIC - ARKANSAS