

Doc# 202005193
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I, Jan Griffith, hereby certify that
this instrument was FILED FOR RECORD
and is RECORDED in the Official Records
on the Date & Time as stamped hereon.
JAN GRIFFITH, Circuit Clerk
Recorder of GREENE COUNTY
Signed by: C. Gassaway
Deputy Clerk

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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 20-010000

**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 September 24, 2020 at or about 12:00PM, the subject real property described herein below will be sold at the Main Entrance of the Greene County Courthouse, 320 W. Court Street, Paragould, AR 72450 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 Greene County, Arkansas more particularly described as follows:

LOTS 3, 4, 5, AND 6 OF THE ORIGINAL TOWN OF GAINESVILLE, ARKANSAS.

Street Address: 517 Greene 155 Rd, Paragould, AR 72450


WHEREAS on April 25, 2017 Derrick Morris and Melanie Morris, husband and wife, 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 April 27, 2017 as instrument number 201703036 in the real property records of Greene County, Arkansas. The Mortgage was subsequently assigned to AmeriHome Mortgage Company, LLC by virtue of an assignment dated January 28, 2020 and recorded on February 4, 2020 as instrument number 202000772 in the real property records of Greene 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 14th day of July, 2020.

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. 20-010000

ACKNOWLEDGEMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

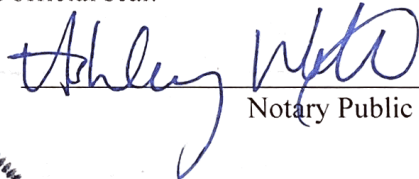
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On this 14th day of July, 2020, before me, the undersigned officer, personally appeared James McPherson, known to me to be the person who subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission Expires:
4/27/2026




Notary Public