



L202115542

RECORDED: 10-01-2021 10:08:56 AM

Tami King, Circuit Clerk

BK: MISC 2021

WHITE CO, AR FEE \$180.00

PG: 9593-9595

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Prepared by:

ALBERTELLI LAW

1 INFORMATION WAY

SUITE 201

LITTLE ROCK, AR 72202

(501) 406-0855

ALAW File 20-006085

ENV

**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 December 2, 2021 at or about 12:00PM, the subject real property described herein below will be sold at the Main Entrance of the White County Courthouse, 300 N. Spruce, Searcy, AR 72143 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 White County, Arkansas more particularly described as follows:

ALL THAT PARCEL OF LAND IN WHITE COUNTY STATE OF ARKANSAS AS MORE FULLY DESCRIBED IN DEED BOOK 2005, PAGE 6619, ID#004-03417-002, BEING KNOWN AND DESIGNATED AS:

A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION SEVEN, TOWNSHIP FIVE NORTH, RANGE EIGHT WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF BEEBE, WHITE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION SEVEN, TOWNSHIP FIVE NORTH, RANGE EIGHT WEST, THENCE NORTH 90 DEGREES WEST A DISTANCE OF 363.00 FEET TO A POINT; THENCE NORTH 00 DEGREES EAST A DISTANCE OF 175.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00 DEGREES EAST A DISTANCE OF 150.00 FEET TO A POINT; THENCE SOUTH 89 DEGREES 66 MINUTES 37 SECONDS EAST A DISTANCE OF 78 FEET TO A POINT; THENCE SOUTH 00 DEGREES WEST A DISTANCE OF 150.00 FEET TO A POINT; THENCE NORTH 89 DEGREES 66 MINUTES 37 SECONDS WEST A DISTANCE OF 78 FEET

RETURNING TO THE POINT OF BEGINNING; PROPERTY IS SUBJECT TO THE  
RIGHT OF WAY OF FISHER STREET ALONG THE NORTH SIDE.

Street Address: 707 Fisher St Beebe AR 72012

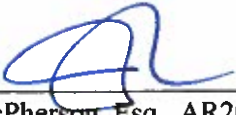
WHEREAS on June 17, 2013 Sharon K. Roberts, unmarried, executed a Mortgage in favor of JPMorgan Chase Bank, N.A. Said Mortgage was recorded on July 11, 2013 in MTG Book 2013 at Page 18893 in the real property records of White County, Arkansas. The Mortgage was subsequently assigned to Bayview Loan Servicing, LLC by virtue of an assignment dated November 14, 2019 and recorded on November 25, 2019 in MISC Book 2019 at Page 12296 in the real property records of White County, Arkansas. The party initiating foreclosure can be contacted at or in care of its servicer initiating foreclosure at: Bayview Loan Servicing, LLC 25 Ponce de Leon Blvd - 5th Floor Coral Gables FL 33146-1837 at Telephone No. ; 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, specifically the installment due September 1, 2019, and each subsequent payment to date are now 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.

**\*\*THIS SPACE INTENTIONALLY LEFT BLANK\*\***

WITNESS my hand this 29<sup>th</sup> day of September, 2021.  
Bayview Loan Servicing, 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. 20-006085

ACKNOWLEDGEMENT

STATE OF ARKANSAS                   §  
COUNTY OF PULASKI               §

On this 29<sup>th</sup> day of September, 2021, 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:

4-27-24



\*\*\*\*\* Official Receipt \*\*\*\*\*

TAMI KING  
CIRCUIT CLERK  
White County, AR  
by BRIDGITTE, DEPUTY  
Payment Receipt 36712

10/01/2021

L202115542

10:08:56 AM

NOTICE OF DEFAULT

\$180.00

Bk 2021 P 9593

**Total**

**\$180.00**

Check 512633

\$180.00

Received From:  
ALBERTELLI LAW