



DocId:8026939

Tx:4015931

2022-00328

CRITTENDEN COUNTY, ARKANSAS

FILED FOR RECORD

01/20/2022 04:14 PM

TERRY HAWKINS, CIRCUIT CLERK

BY: TRACEY PATTERSON

PAGE #: 2

(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 21-008966

**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 March 28, 2022, at or about 10:00AM, 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 DAY 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 19, BLOCK 4, SCOTT SENHAUSEN SUBDIVISION, IN THE CITY OF WEST
MEMPHIS, ARKANSAS, AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 2 AT PAGE
186 & 190, RECORDS OF CRITTENDEN COUNTY, ARKANSAS.

Street Address: 210 N Bond St., West Memphis, AR 72301

WHEREAS on July 31, 2018, Irvin E. Shelton, an unmarried person, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for New Day Financial, LLC. Said Mortgage was recorded on August 3, 2018, as instrument number 2018-03327 in the real property records of Crittenden County, Arkansas. The Mortgage was subsequently assigned to New Day Financial, LLC by virtue of an assignment dated September 16, 2021, and recorded on September 21, 2021, as instrument number 2021-05348 in the real property records of Crittenden County, Arkansas. The Mortgage was

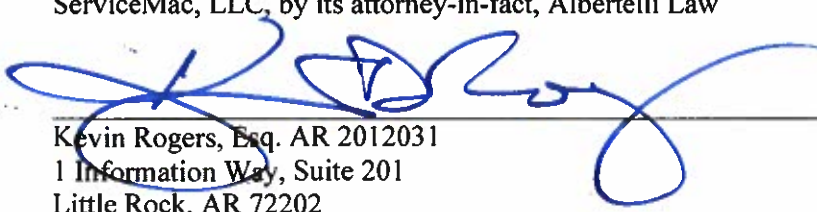
subsequently assigned to New Day Financial, LLC by virtue of an assignment dated November 29, 2021, and recorded on December 6, 2021, as instrument number 2021-06859 in the real property records of Crittenden County, Arkansas. The party initiating foreclosure can be contacted at or in care of its servicer initiating foreclosure at: New Day Financial, LLC, 9726 Old Bailes Road, Suite 200, Fort Mill, SC 29707, at Telephone No. 844-478-2622; 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 July 1, 2021, 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.

WITNESS my hand this 19 day of Jan, 2022.

ServiceMac, LLC, by its attorney-in-fact, Albertelli Law


Kevin Rogers, Esq. AR 2012031
1 Information Way, Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 21-008966

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

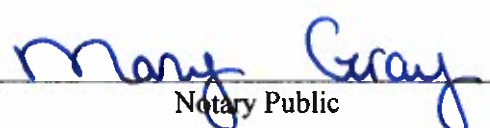


On this 19th day of January, 2022, before me, the undersigned officer, personally appeared, Kevin Rogers, known to me to be the person who subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

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

My Commission Expires:

7/25/2024


Notary Public