

File# 2022-00012245

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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 22-002953

**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 June 28, 2022, at or about 11:30AM, the subject real property described herein below will be sold at the Main Entrance of the Washington County Courthouse, 280 N. College, Fayetteville, AR 72701 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 Washington County, Arkansas more particularly described as follows:

THE FOLLOWING DESCRIBED LAND SITUATE IN WASHINGTON COUNTY, STATE OF ARKANSAS, TO -WIT:

LOT THIRTY (30) IN GRANDVIEW HEIGHTS SUBDIVISION, BEING A PART OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) AND PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION TWENTY-EIGHT (28) IN TOWNSHIP SIXTEEN (16) NORTH OF RANGE THIRTY (30) WEST OF THE 5TH P.M., AS PER PLAT ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX -OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS.

BEING THAT PARCEL OF LAND CONVEYED TO CHARLIE BROWN FROM FARMERS AND MERCHANTS PRAIRIE GROVE AR. BY THAT DEED DATED 3/9/1994 AND

RECORDED 3/11/1994 IN INSTRUMENT 94015059 OF THE WASHINGTON COUNTY AR
PUBLIC REGISTRY

Street Address: 2810 S Denver Ave., Fayetteville, AR 72701

WHEREAS on July 26, 2004, Charlie Brown, an unmarried person, executed a Mortgage in favor of Bank of America, N.A. said Mortgage was recorded on August 23, 2004, as instrument number 2004-00034254 in the real property records of Washington County, Arkansas. The party initiating foreclosure can be contacted at or in care of its servicer initiating foreclosure at: Bank of America, N.A. 7105 Corporate Dr. Plano TX 75240 at Telephone No. 1-877-744-7691; and

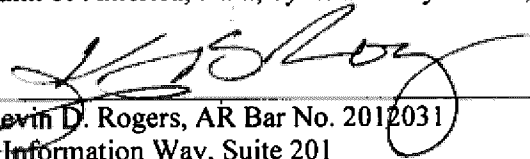
WHEREAS there may be tenants that claim an interest in the real property herein based upon said tenancy; and

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 , 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.

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WITNESS my hand this 12 day of April, 2022.

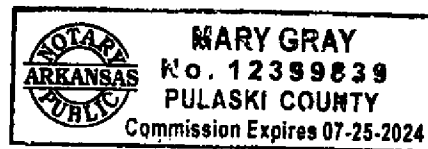
Bank of America, N.A., by its attorney-in-fact, Albertelli Law


Kevin D. Rogers, AR Bar No. 2012031
Information Way, Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 22-002953

ACKNOWLEDGEMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

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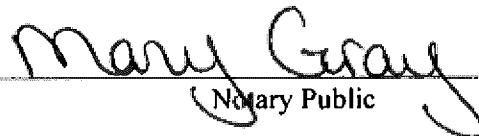


On this 12 day of April, 2022, before me, the undersigned officer, personally appeared, Kevin D. Rogers, known to me to be the person who subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

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

My Commission Expires:

7/25/2024


Notary Public

Washington County, AR
I certify this instrument was filed on
4/12/2022 3:53:51 PM
and recorded in REAL ESTATE

File# 2022-00012245
Kvle Sylvester - Circuit Clerk

