

**File# 2022-00014078**

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Prepared by:  
ALBERT ELLI LAW  
1 INFORMATION WAY  
SUITE 201  
LITTLE ROCK, AR 72202  
(501) 406-0855  
ALAW File 22-004134

**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 July 12, 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:

ALL THAT PARCEL OF LAND IN CITY OF SPRINGDALE, WASHINGTON COUNTY, STATE OF ARKANSAS, AS DESCRIBED IN DEED BOOK 92, PAGE 27116, ID #815-27165-000, BEING KNOWN AND DESIGNATED AS LOT 5, BLOCK 1, WILKINS SUBDIVISION, FILED IN PLAT BOOK 8, PAGE 2. BY FEE SIMPLE DEED FROM LARRY R. MYNATT AND PAMELA H. MYNATT, HUSBAND AND WIFE AS SET FORTH IN BOOK 92 PAGE 27116, DATED 06/01/1992 AND RECORDED 06/03/1992, WASHINGTON COUNTY RECORDS, STATE OF ARKANSAS.

Street Address: 1500 Silent Grove Rd., Springdale, AR 72762

WHEREAS on April 5, 2002, Jim C. Richards and Teresa F. Richards, husband and wife, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Principal Residential

Mortgage, Inc. Said Mortgage was recorded on April 15, 2002, as instrument number 2002052802 in the real property records of Washington County, Arkansas. The Mortgage was subsequently assigned to Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing LP by virtue of an assignment dated June 5, 2012, and recorded on June 7, 2012, as instrument number 2012-00016207 in the real property records of Washington County, Arkansas. The Mortgage was subsequently assigned to Massachusetts Mutual Life Insurance Company by virtue of an assignment dated January 3, 2013, and recorded on January 7, 2013, as instrument number 2013-00000576 in the real property records of Washington County, Arkansas. The Mortgage was subsequently assigned to Bank of America, N.A. by virtue of an assignment dated March 10, 2016, and recorded on March 18, 2016, as instrument number 2016-00007131 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

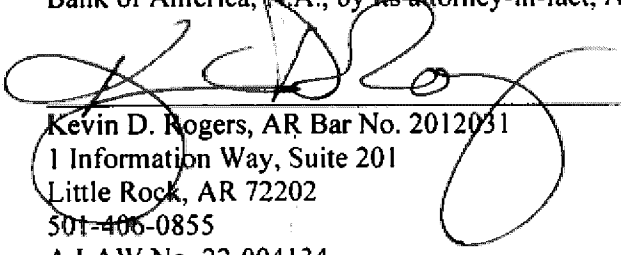
WHEREAS there may be tenants that claim an interest in the real property herein based upon said tenancy; and

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 December 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.

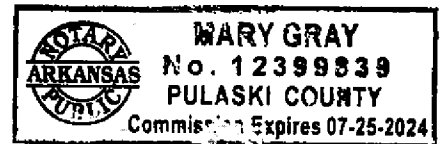
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WITNESS my hand this 27 day of April, 2022.

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

  
Kevin D. Rogers, AR Bar No. 2012031  
1 Information Way, Suite 201  
Little Rock, AR 72202  
501-406-0855  
A LAW No. 22-004134

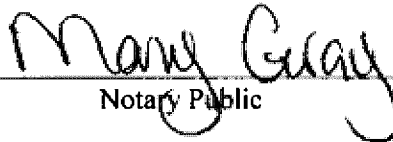
ACKNOWLEDGEMENT



STATE OF ARKANSAS           §  
COUNTY OF PULASKI       §

On this 27 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.

  
Notary Public

My Commission Expires: 7/25/2024

Washington County, AR  
I certify this instrument was filed on  
4/28/2022 9:05:15 AM  
and recorded in REAL ESTATE

File# 2022-00014078  
Kvle Sylvester - Circuit Clerk

