



CERTIFICATE OF RECORD
Faulkner County, AR Fee \$165.00
I hereby certify that this instrument was
Filed and Recorded in the Official Records
In Doc Num L202217763 3 Pages
10/04/2022 09:59:30 AM
Crystal Taylor
Faulkner County Circuit Clerk
BY: DVARNER D.C.
NON JUDICIAL FORECLOSURE NOTICE

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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 22-009068

**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 19, 2022 at or about 10:00 a.m., the subject real property described herein below will be sold at of the Faulkner County Courthouse, 801 Locust Street, Conway, AR 72034 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 Deed of Trust is located in Faulkner County, Arkansas more particularly described as follows:

PART OF THE NW 1/4, SE 1/4, SECTION 14, TOWNSHIP 5 NORTH, RANGE 13 WEST, FAULKNER CO., AR, DESCRIBED AS BEGINNING AT A POINT 990 FEET WEST OF THE SE CORNER OF THE NW 1/4, SE 1/4, SECTION 14, TOWNSHIP 5 NORTH, RANGE 13 WEST, THENCE WEST 330 FEET; THENCE NORTH 660 FEET; THENCE EAST 330 FEET; THENCE SOUTH 660 FEET TO THE POINT OF BEGINNING. ALSO BETTER KNOWN AS LOT #5, MIDDLE ROAD ESTATES. THE NORTH 25 FEET IS RESERVED FOR ROAD.

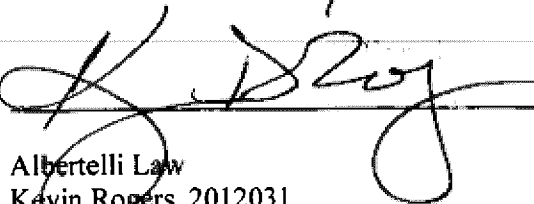
Street Address: 73 Hill Farm Road Conway AR 72032

WHEREAS on January 8, 1999, Davidson D. Johnny, deceased and Carla L. Davidson, as Joint Tenants with right of survivorship and as Husband and Wife, executed a Deed of Trust in favor of Sandra Koeing, as trustee for North American Mortgage Company. Said Deed of Trust was recorded on January 20, 1999 in Book 1999 Page 2172 in the real property records of Faulkner County, Arkansas. The Deed of Trust was subsequently assigned to Nationsbanc Mortgage Corporation by virtue of an assignment dated June 24, 1999 and recorded on July 19, 1999 as instrument number 1999-16888 in the real property records of Faulkner County, Arkansas. The party initiating foreclosure can be contacted at or in care of its servicer initiating foreclosure at: Bank Of America, N.A. 5600 Granite Pkwy Bldg VII Plano TX 75024 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 substitute trustee and is acting on and with the consent and authority of the lender who is exercising its power of sale under Ark. Code Ann. §18-50-115 which implies a power of sale in every Deed of Trust 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 January 1, 2022, 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 4 day of October, 2022



Albertelli Law
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Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 22-009068

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 4th day of October, 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.



Notary Public

My Commission Expires: 4-27-26

