

CERTIFICATE OF RECORD
DOCUMENT NUMBER: 2022-10565
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POPE COUNTY, ARKANSAS
RACHEL L. OERTLING
MADISON RAGLAND, D.C.
PAGES: 2
FEE: \$ 190.00

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Prepared by
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1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 22-008618

**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 February 27, 2023 at or about 1:00PM, the subject real property described herein below will be sold at the Main Entrance of the Pope County Courthouse, 100 W. Main, Russellville, AR 72801 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 Pope County, Arkansas more particularly described as follows:

LOT 25, SHERMAN ACRES, UNIT II, POPE COUNTY, ARKANSAS.

Street Address: 827 N Sherman Cir Russellville AR 72802

WHEREAS on November 20, 2020 Robert J. Williams, a single person, deceased, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Bank of America, N.A. Said Mortgage was recorded on November 23, 2020 as instrument number 2020-10469 in the real property records of Pope County, Arkansas. The Mortgage was subsequently assigned to Bank of America, N.A. by virtue of an assignment dated March 16, 2022 and recorded on March 21, 2022 as instrument number 2022-02349 in the real property records of Pope County, Arkansas. The Mortgage was subsequently assigned to Specialized Loan Servicing LLC by virtue of an assignment dated August 8, 2022 and recorded on August 9, 2022 as instrument number 2022-06847 in the real property records of Pope County, Arkansas. The party initiating foreclosure can be contacted at or in care of its servicer initiating foreclosure at: Specialized Loan Servicing LLC, 6200 S. Quebec Street, Greenwood Village, CO 80111 at Telephone No. 721-241-7251; 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 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 19th day of December, 2022.

Specialized Loan Servicing, LLC. by its attorney-in-fact, Albertelli Law



Gabrielle Davis, AR2022261
1 Information Way, Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 22-008618

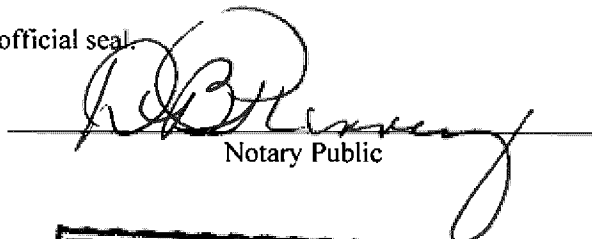
ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF DALLAS

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On this 19 day of December, 2022, before me, the undersigned officer, personally appeared Gabrielle Davis 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:

1-11-25

