

File# 2023-00002584

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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 22-013580

**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 April 18, 2023, 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, #302, 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:

LOTS 21 AND 22 IN BLOCK 4, ORIGINAL PLAT OF THE TOWN OF LINCOLN,
ARKANSAS, AS PER PLAT OF SAID TOWN ON FILE IN THE OFFICE OF THE CIRCUIT
CLERK AND EX-OFFICIO RECORDED OF WASHINGTON COUNTY, ARKANSAS.
Street Address: 116 N Carter Ave Lincoln AR 72744

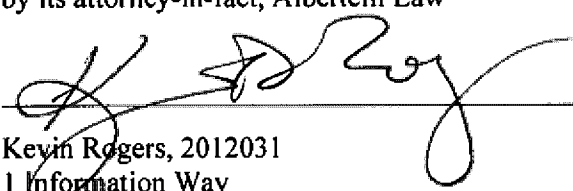
WHEREAS on April 4, 2022, Jonathon Walker and Emilie Walker, Husband and Wife, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Geneva Financial, LLC said Mortgage was recorded on April 7, 2022, as instrument number 2022-00011624 in the real property records of Washington County, Arkansas. Mortgage was subsequently assigned to Data Mortgage Inc., DBA Essex Mortgage by virtue of an assignment dated December 8, 2022, and recorded on December 9, 2022, as instrument number 2022-00039568 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: Data Mortgage, INC. DBA, Essex Mortgage 9726 Old Bailes Road, Suite 200 Fort Mill

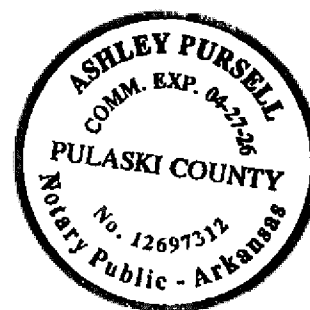
SC 29707 at Telephone No. (855)748-2722 ; and

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 August 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 1 day of Feb, 2023 Data Mortgage, INC. DBA, Essex Mortgage, by its attorney-in-fact, Albertelli Law


Kevin Rogers, 2012031
1 Information Way
Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 22-013580



ACKNOWLEDGEMENT

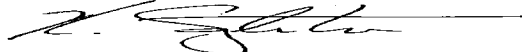
STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 1st day of February, 2023, 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.

Washington County, AR
I certify this instrument was filed on
2/2/2023 12:28:25 PM
and recorded in REAL ESTATE

File# 2023-00002584
Kvle Sylvester - Circuit Clerk




Notary Public

My Commission Expires: 4-27-26