

File# 2023-00003426

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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 23-000703

**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:

PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 16, TOWNSHIP 15 NORTH, RANGE 33 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SE CORNER OF SAID 40 ACRE TRACT, THENCE SOUTH 89 DEGREES 59 MINUTES 12 SECONDS WEST ALONG THE SOUTH LINE OF SAID 40 ACRE TRACT, 464.00 FEET TO A SET IRON FOR THE TRUE POINT OF BEGINNING, AND RUNNING THENCE SOUTH 89 DEGREES 59 MINUTES 42 SECONDS WEST 165.90 FEET TO A SET IRON; THENCE NORTH 02 DEGREES 39 MINUTES 02 SECONDS EAST ALONG A WOOD FENCE 120.03 FEET; THENCE NORTH 23 DEGREES 27 MINUTES 46 SECONDS EAST ALONG SAID FENCE 15.94 FEET; THENCE NORTH 04 DEGREES 40 MINUTES 30 SECONDS EAST ALONG SAID FENCE 24.11 FEET; THENCE NORTH 03 DEGREES 53 MINUTES 39 SECONDS WEST ALONG SAID FENCE 53.15 FEET TO THE CORNER OF SAID WOOD FENCE; THENCE NORTH

02 DEGREES 34 MINUTES 25 SECONDS EAST ALONG A WIRE FENCE 218.41 FEET;
THENCE NORTH 03 DEGREES 05 MINUTES 09 SECONDS EAST ALONG SAID FENCE
35.48 FEET TO A SET IRON AT THE CENTER OF AN ABANDONED RAILROAD RIGHT-
OF-WAY, SAID POINT BEING A FENCE CORNER; THENCE SOUTH 88 DEGREES 02
MINUTES 22 SECONDS EAST ALONG SAID CENTERLINE AND FENCE 146.53 FEET TO
A SET IRON; THENCE LEAVING SAID CENTERLINE, SOUTH 00 DEGREES 18
MINUTES 51 SECONDS WEST 460.18 FEET TO THE POINT OF BEGINNING,
CONTAINING 1.65 ACRES, MORE OR LESS.

Street Address: 22092 Prentice Rd Summers AR 72769

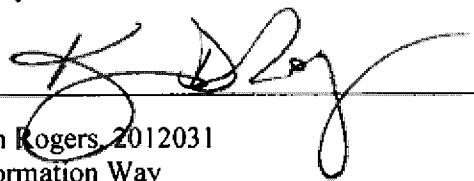
WHEREAS on February 10, 2022, Craig Scott Remington, a Single man and Zoe Lynn Hamilton, a single woman, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for First Western Mortgage, Inc said Mortgage was recorded on February 14, 2022, as instrument number 2022-00004865 in the real property records of Washington County, Arkansas. Mortgage was subsequently assigned to Citizens Bank, N.A., by virtue of an assignment dated November 18, 2022, and recorded on November 21, 2022, as instrument number 2022-00037767 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: CITIZENS BANK NA f/k/a RBS CITIZENS NA, 1 Citizens Plaza, Providence, RI 02903, at Telephone No. 1-800-234-6002; and

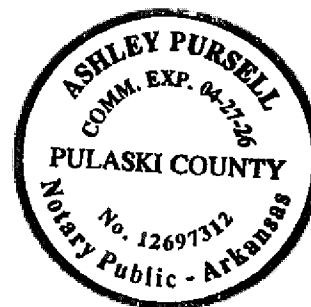
WHEREAS, there may be tenants that claim an interest in the real property herein based upon said tenancy; and

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 September 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.

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WITNESS my hand this 10 day of Feb, 2023. CITIZENS BANK NA f/k/a RBS CITIZENS., 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. 23-000703



ACKNOWLEDGEMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

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On this 10th 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.



Notary Public

My Commission Expires: 4-27-26

Washington County, AR
I certify this instrument was filed on
2/10/2023 4:12:07 PM
and recorded in REAL ESTATE

File# 2023-00003426
Kvle Sylvester - Circuit Clerk

