

File# 2023-00010064

Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 23-000551

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NOTICE OF POSTPONEMENT OF NONJUDICIAL FORECLOSURE SALE

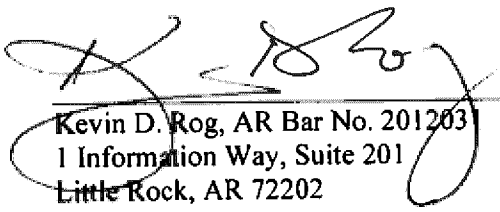
NOTICE IS HEREBY GIVEN that a Nonjudicial Foreclosure Sale scheduled for May 29, 2023, at or about 10:00 AM, the subject real property described herein below will be sold at the Main Entrance of the Washington County Courthouse, 280 N. College Ave., Fayetteville, AR. 72701, in regard to the Mortgage granted by Paul Alexander Baldwin, an unmarried person in favor of Mortgage Electric Registration Systems Inc (MERS) as nominee for Priority Ban, FBS and its successor and assigns; said Mortgage was recorded on September 25, 2018, in File # 2018-00028771 in the real estate records of Washington County, Arkansas. Said Mortgage was assigned to Citizens Bank, N.A. by virtue of an Assignment of Mortgage executed on October 04, 2022, and recorded on October 06, 2022 in File # 2022-00032855, in the real estate records of Washington County Arkansas. :

Part of the NW1/4 of the NE1/4 Quarter of Section 10, Township 16 North, Range 31 West, Washington County, Arkansas, and being more particularly described as follows, to-wit: Beginning at a point which is N 87°49'22" W 160.00 feet and N 00°24'23" E 49.51 feet from the SE corner of said 40 acre tract and running thence N 87°49'22" W 120.00 feet, thence N 02°24'23" E 120.30 feet, thence S 87°49'22" E 120.00 feet, thence S 02°24'23" W 120.30 feet to the Point of Beginning, containing 0.33 acres, more or less.

Street Address: 6450 W Double Springs Rd. Fayetteville, Arkansas 72704

The Notice of said Nonjudicial Foreclosure Sale was recorded on March 29, 2023, as Document No. 2023-00007619 in the Office of the Circuit Clerk of Washington County, Arkansas. **The non-judicial foreclosure sale is hereby postponed until June 8, 2023 at 1:00 PM.**

WITNESS my hand this 21 day of April, 2023.
Citizens Bank, N.A., by its attorney-in-fact, Albertelli Law.


Kevin D. Rog, AR Bar No. 201203
1 Information Way, Suite 201
Little Rock, AR 72202
501-406-0855

ACKNOWLEDGEMENT

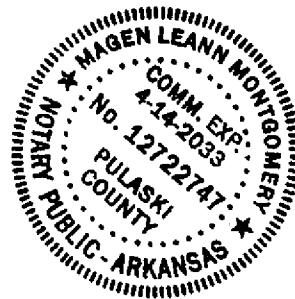
STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 21 day of April, 2023, 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.

My Commission Expires: 4/14/2033


Notary Public



Washington County, AR
I certify this instrument was filed on
4/24/2023 3:55:06 PM
and recorded in REAL ESTATE

File# 2023-00010064
Kvle Sylvester - Circuit Clerk

