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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 23-006955

**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 November 28, 2023 at or about 3:30PM. the subject real property described herein below will be sold at the Main Entrance of the Sebastian County Courthouse, 301 East Center Street, Greenwood, AR 72936 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 Sebastian County, Arkansas more particularly described as follows:

THE FOLLOWING REAL PROPERTY SITUATE IN COUNTY OF SEBASTIAN, AND
STATE OF ARKANSAS, DESCRIBED AS FOLLOWS

THE FOLLOWING DESCRIBED LAND, SITUATED IN SEBASTIAN COUNTY, STATE OF
ARKANSAS, TO WIT

PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION
31, TOWNSHIP 6 NORTH, RANGE 31 WEST, SEBASTIAN COUNTY, ARKANSAS BEING
MORE PARTICULARLY DESCRIBED AS FOLLOWS

COMMENCING AT AN EXISTING STONE ON THE SOUTHWEST CORNER OF THE
SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, THENCE ALONG THE
WEST LINE OF SAID FORTY, NORTH 01 DEGREE 37 MINUTES 09 SECONDS WEST,
310.89 FEET THENCE LEAVING SAID WEST LINE, NORTH 89 DEGREES 55 MINUTES

25 SECONDS EAST, 37.68 FEET TO AN EXISTING IRON PIN, THENCE SOUTH 55 DEGREES 21 MINUTES 57 SECONDS EAST, 54.95 FEET TO AN EXISTING IRON PIN AND THE POINT OF BEGINNING THENCE NORTH 36 DEGREES 26 MINUTES 53 SECONDS EAST, 876.79 FEET TO THE CENTER OF MACKENAY CREEK ROAD THENCE ALONG SAID CENTER LINE THE FOLLOWING BEARINGS AND DISTANCES, SOUTH 49 DEGREES 52 MINUTES 46 SECONDS EAST, 382.71 FEET, SOUTH 44 DEGREES 08 MINUTES 43 SECONDS EAST, 77.69 FEET THENCE LEAVING SAID CENTER LINE, SOUTH 61 DEGREES 44 MINUTES 07 SECONDS WEST, 932.02 FEET TO AN EXISTING BOLT THENCE NORTH 50 DEGREES 34 MINUTES 53 SECONDS WEST, 60.53 FEET TO THE POINT OF BEGINNING. CONTAINING 5.25 ACRES

SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENT, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY

Street Address: 5211 Mackenay Creek Rd Greenwood AR 72936

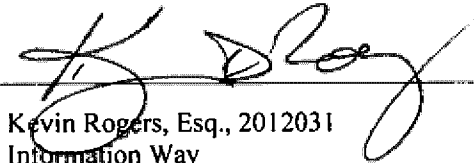
WHEREAS on April 5, 2007 Carol L. Pattison, executed a Mortgage in favor of Bank of America, NA. Said Mortgage was recorded on April 26, 2007 as instrument number 7215761 in the real property records of Sebastian County, Arkansas. The party initiating foreclosure can be contacted at or in care of its servicer initiating foreclosure at: Bank of America, N.A., 100 N. Tyron St. Charlotte NC 28255, at Telephone No. (980) 335-3561; 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 October 10, 2021, 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 12 day of September, 2023, Bank of America, N.A., by its attorney-in-fact, Albertelli Law



Kevin Rogers, Esq., 2012031
Information Way
Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 23-006955

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 12 day of September, 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: 4/14/2033

