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Tx:4084235

CERTIFICATE OF RECORD

INSTRUMENT # 2023-08663

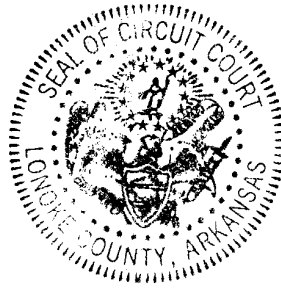
FILED: 10/02/2023 12:40:45 PM

LONOKE COUNTY, ARKANSAS

DEBORAH OGLESBY, CIRCUIT CLERK

BY: CHARLA PAGES: 3

195.00



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Prepared by:  
ALBERTELLI LAW  
1 INFORMATION WAY  
SUITE 201  
LITTLE ROCK, AR 72202  
(501) 406-0855  
ALAW File 23-008019

**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 December 4, 2023 at or about 11:00AM, the subject real property described herein below will be sold at the Main Entrance of the Lonoke County Courthouse, 301 North Center St., Lonoke, AR 72086 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 Lonoke County, Arkansas more particularly described as follows:

A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION THIRTY, TOWNSHIP TWO NORTH, RANGE EIGHT WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 296 FEET WEST OF THE NORTHEAST CORNER OF THE NORTHWEST QUARTER NORTHEAST QUARTER OF SAID SECTION; THENCE SOUTH 198 FEET TO A FENCE ROW; THENCE WEST ALONG SAID FENCE ROW 144 FEET; THENCE NORTH 198 FEET TO THE SECTION LINE BETWEEN SECTIONS 19 AND 30; THENCE EAST ALONG SAID SECTION LINE 144 FEET TO THE POINT OF BEGINNING.

Street Address: 201 W Palm St Lonoke AR 72086

WHEREAS on August 22, 2016 Enrico Del Sherman and Lakeshia Nicole Sherman, husband and wife, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Primary Residential Mortgage, Inc. Said Mortgage was recorded on August 23, 2016 as instrument

number 201608208 in the real property records of Lonoke County, Arkansas. Said Mortgage was subsequently assigned to Pacific Union Financial, LLC by virtue of an assignment dated January 10, 2019 and recorded on January 23, 2019 as instrument number 2019-00754 in the real property records of Lonoke County, Arkansas. Said Mortgage was subsequently assigned to Allied First Bank, SB DBA Servbank by virtue of an assignment dated July 31, 2023 and recorded on August 11, 2023. The party initiating foreclosure can be contacted at or in care of its servicer initiating foreclosure at: Allied First Bank, SB dba Servbank 500 South Broad Street, Suite #100A Meriden CT 06450 at Telephone No. 203-295-7629; 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 May 1, 2020, 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 27<sup>th</sup> day of September, 2023. Allied First Bank sb dba Servbank, by its attorney-in-fact, Albertelli Law

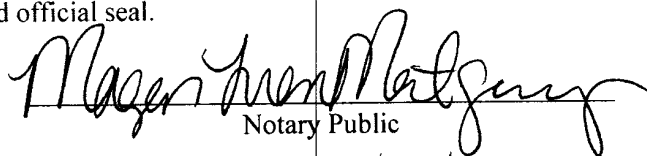
James McPherson, ABN 2011038  
1 Information Way  
Suite 201  
Little Rock, AR 72202  
501-406-0855  
A LAW No. 23-008019

#### ACKNOWLEDGEMENT

STATE OF ARKANSAS           §  
COUNTY OF PULASKI       §

On this 27<sup>th</sup> day of September, 2023, before me, the undersigned officer, personally appeared James McPherson, 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

