

THIS INSTRUMENT PREPARED
BY AND TO BE RETURNED TO
Mickel Law Firm, P.A.
1501 North University
Ste. 930
Little Rock, AR 72207

Grantor: Abbott, Riannion

Grantee: American Portfolio Mortgage Corporation

NOTICE OF DEFAULT AND INTENTION TO SELL

YOU MAY LOSE YOUR PROPERTY IF YOU DO NOT TAKE IMMEDIATE ACTION

**IF YOUR PROPERTY IS SOLD YOU WILL REMAIN LIABLE FOR ANY DEFICIENCY AND
AN ACTION TO COLLECT IT MAY BE BROUGHT AGAINST YOU**

**THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION GIVEN MAY BE USED
FOR THAT PURPOSE.**

NOTICE IS HEREBY GIVEN that on Tuesday, November 28, 2023, at or about 10:00 AM, the following real property will be sold and this statutory foreclosure sale will be held at the front door, inside the main entrance of the Bradley County Courthouse, 101 East Cedar, Warren, Arkansas, or the sale will be held in the place at said venue where foreclosure sales are customarily advertised and/or conducted, to the highest bidder for cash:

Commencing at the Southeast Corner of the Southeast Quarter of the Southwest Quarter of Section 31, Township 12 South, Range 9 West, running thence North 89 degrees 40 minutes 18 seconds West along the South line of the said Southeast Quarter of the Southwest Quarter a distance of 417.12 feet, thence North 00 degrees 13 minutes 40 seconds East parallel with the East line of the said Southeast Quarter of the Southwest Quarter a distance of 317.12 feet to the Point of Beginning; thence North 09 degrees 56 minutes 44 seconds East 101.43 feet, thence South 89 degrees 40 minutes 18 seconds East 157.88 feet, thence South 00 degrees 13 minutes 40 seconds West 100.0 feet, thence North 89 degrees 40 minutes 18 seconds West 175.0 feet to the Point of Beginning, containing 0.38 acre more or less;

ALSO, Commencing at the Southeast Comer of the Southeast Quarter of the Southwest Quarter of Section 31, Township 12 South, Range 9 West, running thence North 89 degrees 40 minutes 18 seconds West along the South line of the said Southeast Quarter of the Southwest Quarter a distance of 317.12 feet, thence North 00 degrees 13 minutes 40 seconds East parallel with the East line of the said Southeast Quarter of the Southwest Quarter a distance of 33.21 feet to the North right-of-way of Pine Street for a Point of Beginning; thence North 00 degrees 13 minutes 40 seconds East 283. 91 feet, thence North 89 degrees 40 minutes 18 seconds West 100.0 feet, thence South 00 degrees 13 minutes 40 seconds West 284.17 feet to the said North right-of-way, thence South 89 degrees 49 minutes 13 seconds East along the said North right-of-way 100.0 feet to the Point of Beginning, containing 0.65 acre, more or less;

LESS AND EXCEPT a Part of the Southeast Quarter of the Southwest Quarter of Section 31, Township 12 South, Range 9 West, Bradley County, Arkansas, more particularly described as follows: Starting at the Northwest Comer of the Southeast Quarter of the Southwest Quarter of Section 31; thence South 00 degrees 14 minutes 17 seconds West along the West line thereof a distance of 1292.04 feet to a point on the Northerly existing right of way line of West Pine Street; thence South 88 degrees 30 minutes 53 seconds East along said existing right of way line a distance of 691.72 feet to a point; thence North 89 degrees 20 minutes 36 seconds East along said existing right of way line a distance of 213.04 feet for the Point of Beginning; thence North 00 degrees 40 minutes 20 seconds East a distance of 13.00 feet to a point on the Northerly proposed right of way line West Pine Street; thence North 89 degrees 20 minutes 36 seconds East along said proposed right of way line a distance of 6.12 feet to a point; thence South 89 degrees 10 minutes 30 seconds East along said proposed right of way line a distance of 95.55 feet to a point; thence South 00 degrees 10 minutes 01 seconds West a distance of 13.0 feet to a point on the Northerly existing right of way line of West Pine Street; thence North 89 degrees 10 minutes 30 seconds West along said existing right of way line a distance of 95.53 feet to a point; thence South 89 degrees 20 minutes 36 seconds West along said existing right of way line a distance of 6.25 feet to the Point of Beginning and containing 0.03 acre more or less.

More Commonly Known As: 510 W. Pine St., Warren, AR 71671.

On March 15, 2021, Riannon Abbott executed a security instrument in favor of "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Everett Financial, INC. D/B/A Supreme Lending , which was recorded on March 16, 2021, as Instrument No. L202100465, and re-recorded on April 5, 2021, as Instrument No. L202100581, in the real estate records of Bradley County, Arkansas and is now held by American Portfolio Mortgage Corporation.

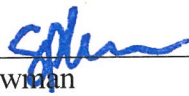
The default for which foreclosure is made is due to the failure of payment per the terms of the

note and security instrument and is now wholly due. Mortgagee or Beneficiary is exercising its power of sale under Ark. Code Ann. Section 18-50-115 and as such has directed Mickel Law Firm, P.A., as its Attorney-in-Fact or Trustee, to sell the property to satisfy said indebtedness. The party initiating this foreclosure can be contacted at or in care of its servicer: Dovenmuehle Mortgage Inc., One Corporate Drive, Suite 360, Lake Zurich, IL 60047-8924, Phone (800) 669-0340.

This sale is subject to all matters shown on any applicable recorded plat or bill(s) of assurance; any restrictive covenants, easements, set back lines 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.

Dated: September 19, 2023

Mickel Law Firm, P.A.
1501 North University
Ste. 930
Little Rock, AR 72207
Phone: 888-217-5535

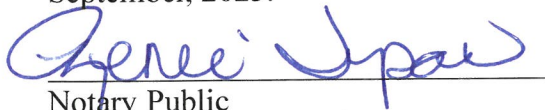
By: 
Stephen P. Lowman

ACKNOWLEDGMENT

STATE OF ARKANSAS)
) ss.
COUNTY OF PULASKI)

On this 19th day of September, 2023, before me, Renee Tyson, a Notary Public, duly commissioned, qualified and acting, within and for any State and County, appeared in person the within named Stephen P. Lowman, an attorney of Mickel Law Firm, P.A., a corporation, was duly authorized in his respective capacity to execute the foregoing instrument(s) for and in the name and behalf of said corporation, business trust, estate, partnership, limited liability company, association, joint venture or other legal entity, and further stated and acknowledged that he/she had so signed, executed and delivered said foregoing instrument for the consideration, uses and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 19th day of September, 2023.


Notary Public

