



L202301756 ND  
ARKANSAS CO, AR FEE \$205.00  
PRESENTED: 11-08-2023 11:50:21 AM  
RECORDED: 11-08-2023 11:50:21 AM  
SARAH MERCHANT  
CIRCUIT CLERK  
BY ANNA REED  
CHIEF DEPUTY CIRCUIT CLERK  
BK: DM 2023  
PG: 5783-5784

(this space left for blank for recording)

Prepared by  
ALBERTELLI LAW  
1 INFORMATION WAY  
SUITE 201  
LITTLE ROCK, AR 72202  
(501) 406-0855  
ALAW File 23-010552

**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 January 10, 2024, at or about 11:00AM, the subject real property described herein below will be sold at the Main Entrance of the Arkansas County Courthouse, 302 South College Street, Stuttgart, AR 72160 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 Arkansas County, Arkansas more particularly described as follows:

LOT 6, BLOCK 22, ANNEX NUMBER 4 TO COKER HAMPTON SECOND ADDITION TO  
THE CITY OF STUTTGART, NORTHERN DISTRICT OF ARKANSAS COUNTY,  
ARKANSAS.

Street Address: 2003 Weidner St Stuttgart AR 72160

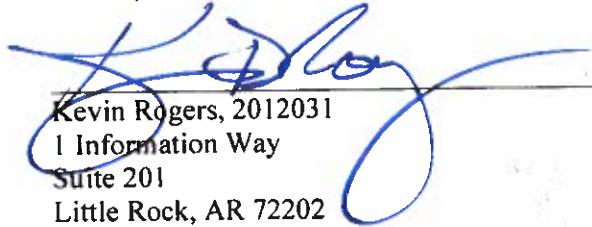
WHEREAS on October 13, 2015, Ashley V. Boleware and Kelley A. Boleware, husband and wife, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Lakeview Loan Servicing, LLC. Said Mortgage was recorded on October 26, 2015, in Book 2015, Page 7860 in the real property records of Arkansas County, Arkansas. Mortgage was subsequently assigned to M and T Bank by virtue of an assignment dated July 20, 2018, and recorded on July 23, 2018, in Book 2018, Page 4331 in the real property records of Arkansas County, Arkansas. Mortgage was subsequently assigned to Community Loan Servicing, LLC by virtue of an assignment dated January 8, 2021, and recorded on January 15, 2021, in Book 2021, Page 362 in the real property records of Arkansas County, Arkansas.

Mortgage was subsequently assigned to Nationstar Mortgage LLC by virtue of an assignment dated June 29, 2022, and recorded on June 29, 2022, in Book 2022, Page 4186 in the real property records of Arkansas County, Arkansas. The party initiating foreclosure can be contacted at or in care of its servicer initiating foreclosure at: Nationstar Mortgage LLC 8950 Cypress Waters Blvd Coppell TX 75019 at Telephone No. 888-480-2432; 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 January 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.

WITNESS my hand this 7<sup>th</sup> day of November, 2023. Nationstar Mortgage LLC d/b/a Mr. Cooper, 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. 23-010552

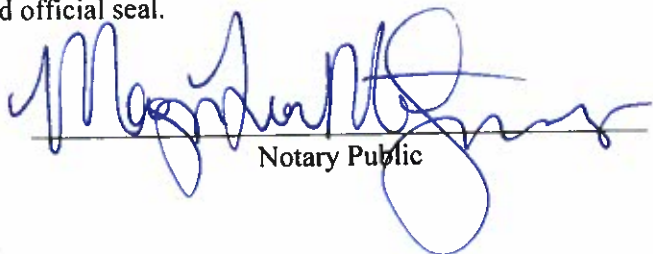
ACKNOWLEDGEMENT

STATE OF ARKANSAS §  
COUNTY OF PULASKI §

On this 7<sup>th</sup> day of November, 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.

Commission Expires: 4/14/2033

  
\_\_\_\_\_  
Notary Public

