

Sarah Merchant
Circuit Clerk & Recorder

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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 25-013374

**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 12, 2026 at or about 10:00AM, the subject real property described herein below will be sold at the Main Entrance of the Arkansas County Courthouse, 101 Court Square, DeWitt, AR 72042 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:

THE FOLLOWING LANDS LYING IN THE SOUTHERN DISTRICT OF ARKANSAS COUNTY, ARKANSAS:

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SOUTHERN DISTRICT OF ARKANSAS COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF THE SAID NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 2 WEST; THENCE SOUTH ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 2 WEST, TO THE CENTER OF AN OLD DRAINAGE DITCH; THENCE NORTHWESTERLY ALONG THE CENTER LINE OF SAID DITCH TO THE NORTH LINE OF THE SAID NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 2 WEST; THENCE EAST ON THE NORTH LINE OF THE SAID NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 2 WEST TO THE POINT OF BEGINNING.

Street Address: 83 CP Vittitow Lane, De Witt AR 72042

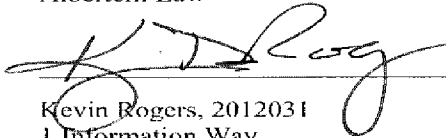
WHEREAS on December 14, 2016 David Neal, and Martha Black Neal, husband and wife, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Nationstar Mortgage LLC. Said Mortgage was recorded on January 27, 2017 in Book DM 2017, Page 494 in the real

property records of Arkansas County, Arkansas. Said Mortgage was subsequently assigned to Nationstar Mortgage LLC by virtue of an assignment dated October 22, 2025 and recorded on October 29, 2025 in Book 2025, Page 5366-5367 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 March 1, 2025, 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 day of November, 2025. Nationstar Mortgage LLC, 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. 25-013374

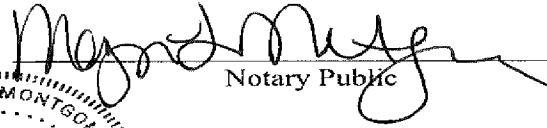
ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

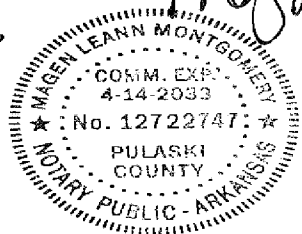
On this 7 day of November, 2025, before me, the undersigned officer, personally appeared Kevin Rogers, known to me to be the person who subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission Expires: 11/14/2033



Notary Public



CERTIFICATE OF RECORD
ARKANSAS COUNTY, ARKANSAS
I hereby certify that this instrument was
filed and recorded in the official records
in book 2025 at page 5540
11/10/2025 8:25 AM
Sarah Merchant, Circuit Clerk & Recorder