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Prepared by:  
ALBERTELLI LAW  
1 INFORMATION WAY  
SUITE 201  
LITTLE ROCK, AR 72202  
(501) 406-0855  
ALAW File 24-038061

**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 February 11, 2025 at or about 9:30PM, the subject real property described herein below will be sold at the Main Entrance of the Benton County Courthouse, 102 Northeast A St., Bentonville, AR 72712 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 Benton County, Arkansas more particularly described as follows:

THE FOLLOWING DESCRIBED PROPERTY LOCATION IN COUNTY OF BENTON, STATE OF ARKANSAS:

PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 18 NORTH, RANGE 27 WEST, BENTON COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT AN EXISTING REBAR MARKING THE NORTHEAST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, THENCE ALONG THE EAST LINE OF SAID WEST HALF, SOUTH 02 DEGREES 38 MINUTES 33 SECONDS EAST, 771.73 FEET TO AN EXISTING REBAR. THENCE LEAVING SAID EAST LINE, SOUTH 89 DEGREES 36 MINUTES 49 SECONDS WEST, 204.83 FEET TO AN EXISTING REBAR. THENCE NORTH 00 DEGREES 11 MINUTES 50 SECONDS WEST, 151.38 FEET TO A SET REBAR WITH CAP AND THE POINT OF BEGINNING. THENCE SOUTH 89 DEGREES 36 MINUTES 49 SECONDS WEST, 233.00 FEET TO

A SET REBAR WITH CAP THENCE SOUTH 00 DEGREES 11 MINUTES 50 SECONDS EAST 371.34 FEET TO A SET REBAR WITH CAP THENCE SOUTH 89 DEGREES 36 MINUTES 49 SECONDS WEST, 208.77 FEET TO A SET REBAR WITH CAP ON THE WEST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER THENCE ALONG SAID WEST LINE, NORTH 02 DEGREES 34 MINUTES 07 SECONDS WEST, 401.63 FEET TO AN EXISTING REBAR. THENCE LEAVING SAID WEST LINE, NORTH 89 DEGREES 36 MINUTES 49 SECONDS EAST, 458.38 FEET TO AN EXISTING REBAR. THENCE SOUTH 00 DEGREES 11 MINUTES 50 SECONDS EAST, 30.00 FEET TO THE POINT OF BEGINNING, SUBJECT TO ANY EASEMENTS OF RECORD.

KNOWN AS TRACT 1 ON SURVEY FILED AS PLAT RECORD 2006-825, RECORDS OF BENTON COUNTY, ARKANSAS.

ALSO A 30.00 FOOT ROAD AND UTILITY EASEMENT DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE ABOVE DESCRIBED TRACT. THENCE NORTH 89 DEGREES 38 MINUTES 49 SECONDS EAST 458.38 FEET TO THE POINT OF BEGINNING THENCE CONTINUE NORTH 89 DEGREES 36 MINUTES 49 SECONDS EAST, 53.96 FEET TO THE CENTERLINE OF A 30.00 FOOT ROAD AND UTILITY EASEMENT. THENCE ALONG SAID CENTERLINE, SOUTH 05 DEGREES 25 MINUTES 39 SECONDS EAST, 30.12 FEET THENCE LEAVING SAID CENTERLINE, SOUTH 89 DEGREES 36 MINUTES 49 SECONDS WEST, 56.71 FEET THENCE NORTH 00 DEGREES 11 MINUTES 50 SECONDS WEST, 30.00 FEET TO THE POINT OF BEGINNING.

ALSO A 30.00 FOOT ROAD AND UTILITY EASEMENT BEING 15.00 FEET EACH SIDE OF A CENTER LINE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE ABOVE DESCRIBED TRACT. THENCE NORTH 89 DEGREES 36 MINUTES 49 SECONDS EAST, 458.38 FEET THENCE SOUTH 00 DEGREES 11 MINUTES 50 SECONDS EAST, 30.00 FEET. THENCE NORTH 89 DEGREES 36 MINUTES 49 SECONDS EAST, 56.71 FEET TO THE POINT OF BEGINNING. THENCE NORTH 05 DEGREES 25 MINUTES 39 SECONDS WEST, 61.61 FEET, NORTH 03 DEGREES 29 MINUTES 50 SECONDS WEST 92.19 FEET, NORTH 09 DEGREES 09 MINUTES 52 SECONDS WEST, 39.79 FEET, NORTH 18 DEGREES 03 MINUTES 22 SECONDS WEST, 62.23 FEET NORTH 10 DEGREES 57 MINUTES 16 SECONDS WEST, 38.07 FEET NORTH 10 DEGREES 55 MINUTES 44 SECONDS EAST, 48.30 FEET NORTH 33 DEGREES 43 MINUTES 54 SECONDS EAST, 33.58, NORTH 51 DEGREES 22 MINUTES 09 SECONDS EAST, 46.36 FEET TO THE CENTERLINE OF BOWLING PLACE AND THE POINT OF TERMINATION.

ALSO INCLUDED IN THE ABOVE DESCRIBED TRACT IS A 2005 SOUTHERN ENERGY HOMES MODEL SP8022 MANUFACTURED HOME WITH SERIAL NUMBER OF NTA1630095/NTA1 AND DESTX08869AB/SP8022.

Street Address: 11373 Hardeman Ln Rogers AR 72756

WHEREAS on January 6, 2017 Nina Wafford, single person, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for DAS Acquisition Company, LLC. Said Mortgage was recorded on January 6, 2017 in Book 2017, Page 3637 in the real property records of Benton County, Arkansas. Said Mortgage was subsequently assigned to Nationstar Mortgage LLC by virtue of an assignment dated January 17, 2023 and recorded on January 25, 2023 as Instrument No. L202304016 in the real property records of Benton 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 Coppel 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 July 1, 2024, 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 6 day of Dec, 2024. Nationstar Mortgage LLC, by its attorney-in-fact, Albertelli Law

*[Handwritten Signature]*  
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Kevin Rogers, 2012031  
1 Information Way  
Suite 201  
Little Rock, AR 72202  
501-406-0855  
A LAW No. 24-038061

ACKNOWLEDGEMENT

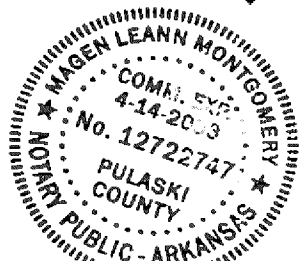
STATE OF ARKANSAS §  
COUNTY OF PULASKI §

On this 6 day of December, 2024, 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.

*[Handwritten Signature]*  
\_\_\_\_\_  
Notary Public

My Commission Expires: 4/14/2033





CERTIFICATE OF RECORD  
STATE OF ARKANSAS, COUNTY OF BENTON  
I hereby certify that this instrument was  
Filed and Recorded in the Official Records  
in Doc Num L202465538  
12/09/2024 12:29:40 PM  
Brenda DeShields  
BENTON COUNTY Circuit Clerk & Recorder