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Prepared by
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 24-002720

**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 May 8, 2024 at or about 3:00PM, the subject real property described herein below will be sold at the Main Entrance of the Boone County Courthouse, 100 North Main Street, Harrison, AR 72601 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 Boone County, Arkansas more particularly described as follows:

THE FOLLOWING LANDS SITUATED IN BOONE COUNTY, ARKANSAS, TO-WIT:

A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 21 NORTH, RANGE 21 WEST, BOONE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 27; THENCE SOUTH 01 DEGREE 33 MINUTES 20 SECONDS WEST 40.00 FEET TO A POINT IN THE CENTER LINE OF A COUNTY ROAD FOR THE POINT OF BEGINNING AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE WITH THE NORTH LINE OF THIS TRACT AND THE CENTER LINE OF SAID COUNTY ROAD, THE FOLLOWING CALLS: SOUTH 81 DEGREES 49 MINUTES 53 SECONDS EAST 132.45 FEET; NORTH 82 DEGREES 49 MINUTES 42 SECONDS EAST 97.69 FEET; SOUTH 73 DEGREES 57 MINUTES 41 SECONDS EAST 81.24 FEET; SOUTH 50 DEGREES 25 MINUTES 24 SECONDS EAST 81.26 FEET; SOUTH 41 DEGREES 58 MINUTES 26 SECONDS EAST 187.76 FEET; SOUTH 45 DEGREES 30 MINUTES 40 SECONDS

EAST 68.13 FEET TO A POINT FOR THE NORTHEAST CORNER OF THIS TRACT; THENCE WITH THE EAST LINE OF THIS TRACT, SOUTH 01 DEGREE 33 MINUTES 20 SECONDS WEST 206.27 FEET TO A 3/8 INCH IRON ROD SET FOR THE SOUTHEAST CORNER OF THIS TRACT; THENCE WITH THE SOUTH LINE OF THIS TRACT, NORTH 88 DEGREES 26 MINUTES 40 SECONDS WEST 550.00 FEET TO A 3/8 INCH IRON ROD SET ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27 FOR THE SOUTHWEST CORNER OF THIS TRACT; THENCE WITH THE WEST LINE OF SAID QUARTER AND THE WEST LINE OF THIS TRACT, NORTH 01 DEGREE 33 MINUTES 20 SECONDS EAST 459.61 FEET TO THE POINT OF BEGINNING.

Street Address: 11593 College Road Omaha AR 72662

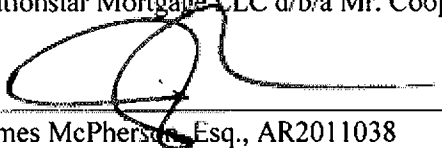
WHEREAS on August 15, 2016 Richard P. LaFee, husband and Linda J. LaFee, wife, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Nationstar Mortgage LLC dba Greenlight Loans. Said Mortgage was recorded on August 31, 2016 as instrument number 2016004936 in the real property records of Boone County, Arkansas. The Mortgage was subsequently assigned to Nationstar Mortgage LLC by virtue of an assignment dated February 8, 2024 and recorded on February 13, 2024 as instrument number 2024000691 in the real property records of Boone 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 September 1, 2023, 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 28th day of February, 2024.
Nationstar Mortgage LLC d/b/a Mr. Cooper, by its attorney-in-fact, Albertelli Law

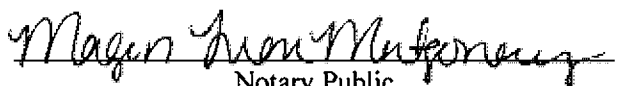

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501-406-0855
A LAW No. 24-002720

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 28 day of February, 2024, 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

