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Prepared by:  
ALBERTELLI LAW  
1 INFORMATION WAY  
SUITE 201  
LITTLE ROCK, AR 72202  
(501) 406-0855  
ALAW File 22-003436

**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 August 8, 2022, at or about 12:00PM, the subject real property described herein below will be sold at the Main Entrance of the Calhoun County Courthouse, 309 W. Main St., Hampton, AR 71744 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 Calhoun County, Arkansas more particularly described as follows:

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATE IN THE COUNTY OF CALHOUN, STATE OF ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE ¼ SE ¼) OF SECTION TWENTY-FOUR (24), TOWNSHIP THIRTEEN (13) SOUTH, RANGE THIRTEEN (13) WEST, CALHOUN COUNTY, ARKANSAS, RUNNING THENCE SOUTH 11.92 CHAINS; THENCE EAST 2.68 CHAINS TO THE EAST BOUNDARY OF A COUNTY ROAD TO A POINT OF BEGINNING; THENCE NORTH 81 DEGREES EAST 4.5 CHAINS; THENCE SOUTH 7 DEGREES 45 MINUTES EAST 4.5 CHAINS PARALLEL TO THE COUNTY ROAD; THENCE SOUTH 81 DEGREES WEST 4.5 CHAINS TO THE EAST BOUNDARY OF SAID COUNTY ROAD; THENCE NORTH 7 DEGREES 45 MINUTES WEST 4.5 CHAINS ALONG THE EAST BOUNDARY OF SAID

COUNTY ROAD TO THE POINT OF BEGINNING, CONTAINING TWO ACRES, MORE OR LESS.

Street Address: 4404 Calhoun 40, Hampton, AR 71744

WHEREAS on July 6, 2018, Kim Eugene Carter-Parham and Genita McKnight, husband and wife, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Everett Financial, Inc. d/b/a Supreme Lending. Said Mortgage was recorded on July 9, 2018, in Book 2018 at Page 1118 in the real property records of Calhoun County, Arkansas. The Mortgage was subsequently assigned to Nationstar Mortgage LLC d/b/a Mr. Cooper by virtue of an assignment dated April 22, 2022, and recorded on May 6, 2022, in Book 2022 at Page 1265 in the real property records of Calhoun County, Arkansas. The party initiating foreclosure can be contacted at or in care of its servicer initiating foreclosure at: Nationstar Mortgage LLC D/B/A Mr. Cooper 350 Highland Dr Lewisville TX 75067 at Telephone No. (888) 480-2432; and

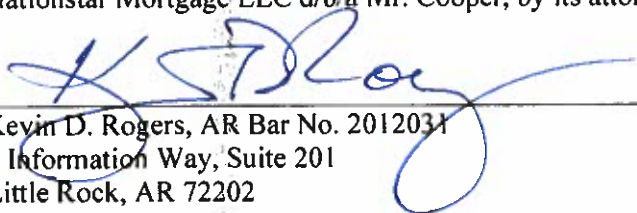
WHEREAS there may be tenants that claim an interest in the real property herein based upon said tenancy; and

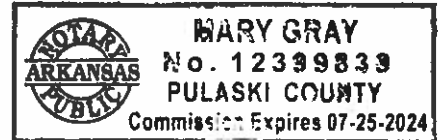
WHEREAS, the undersigned is the attorney for the mortgagee and is acting on and with the consent and authority of the mortgagee who is exercising its power of sale under Ark. Code Ann. §18-50-115 which implies a power of sale in every mortgage of real property situated in this state that is duly acknowledged and recorded; and default has occurred in the payment of said indebtedness, specifically the installment due February 1, 2020, 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.

**\*\*THIS SPACE IS INTENTIONALLY LEFT BLANK\*\***

WITNESS my hand this 1 day of June, 2022.

Nationstar Mortgage LLC d/b/a Mr. Cooper, by its attorney-in-fact, Albertelli Law

  
\_\_\_\_\_  
Kevin D. Rogers, AR Bar No. 2012031  
1 Information Way, Suite 201  
Little Rock, AR 72202  
501-406-0855  
A LAW No. 22-003436

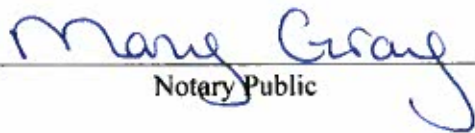


ACKNOWLEDGEMENT


STATE OF ARKANSAS §  
COUNTY OF PULASKI §

On this 1 day of June, 2022, before me, the undersigned officer, personally appeared Kevin D. 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.

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

My Commission Expires: 7/25/2024

Calhoun County, Ar  
I certify this instrument was filed  
on 06/07/2022 12:41 PM  
and recorded in the Land Records Record  
Book 2022 Page 1561 - 1563  
J. Smith, Circuit Clerk  
 D.C.

