

**L202304001**  
**JOHNSON CO. AR FEE \$90.00**  
 PRESENTED & RECORDED  
**10/13/2023 10:39:30**  
 MONICA KING  
 CIRCUIT CLERK  
 BY: ANNA GILMER  
 DEPUTY CLERK  
**BK: 1 2023016**  
**PG: 455 - 456**

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Prepared by:  
 ALBERT ELLI LAW  
 1 INFORMATION WAY  
 SUITE 201  
 LITTLE ROCK, AR 72202  
 (501) 406-0855  
 ALAW File 23-010487

**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 December 18, 2023 at or about 11:00AM, the subject real property described herein below will be sold at the Main Entrance of the Johnson County Courthouse, 215 West Main Street, Clarksville, AR 72830 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 Johnson County, Arkansas more particularly described as follows:

LOTS ONE (1), TWO (2), THREE (3), FOUR (4) AND FIVE (5) IN THE L.F. WOFFORD  
 ADDITION IN THE TOWN OF HARTMAN. JOHNSON COUNTY, ARKANSAS.  
 Street Address: 382 W Line Street Hartman AR 72840

WHEREAS on February 26, 2010 Phillip Ard, single man, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for First Security Bank said Mortgage was recorded on March 3, 2010 in Book 2010004, Page 490 in the real property records of Johnson County, Arkansas. Mortgage was subsequently assigned to U.S. Bank National Association by virtue of an assignment dated June 18, 2021 and recorded on June 18, 2021 in Book 2021012, Page 736 in the real property records of Johnson County, Arkansas. Mortgage was subsequently assigned to Community Loan Servicing, LLC by virtue of an assignment dated September 1, 2021 and recorded on September 1, 2021 in Book 2021017, Page 755 in the real property records of Johnson County, Arkansas. Mortgage was subsequently assigned to Nationstar Mortgage LLC by virtue of an assignment dated June 25, 2022 and recorded on June 27,

2022 in Book 1 2022013, Page 347 in the real property records of Johnson 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 May 1, 2021, 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 12 day of October, 2023. Nationstar Mortgage LLC, by its attorney-in-fact, Albertelli Law

*[Handwritten Signature]*

Kevin Rogers, 2012031  
1 Information Way  
Suite 201  
Little Rock, AR 72202  
501-406-0855  
A LAW No. 23-010487

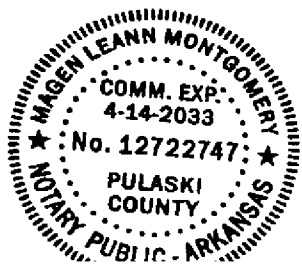
ACKNOWLEDGEMENT

STATE OF ARKANSAS  
COUNTY OF PULASKI

§  
§

On this 12 day of October, 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.



*[Handwritten Signature]*  
Notary Public

My Commission Expires:  
4/14/2033