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Filed & Recorded in the Official Records of  
SHARON BLOUNT BAKER, CIRCUIT CLERK  
BY: JFNNIFFR RFFD

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Prepared by:  
ALBERTELLI LAW  
1 INFORMATION WAY  
SUITE 201  
LITTLE ROCK, AR 72202  
(501) 406-0855  
ALAW File 23-014605

**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 March 22, 2024 at or about 11:00AM, the subject real property described herein below will be sold at the Main Entrance of the Crawford County Courthouse, 300 Main Street, Van Buren, AR 72956 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 Crawford County, Arkansas more particularly described as follows:

PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 12 NORTH, RANGE 30 WEST, CRAWFORD COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN EXISTING IRON PIN MARKING THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER. THENCE ALONG THE EAST LINE OF SAID FORTY, THENCE SOUTH 04 DEGREES 38 MINUTES 57 SECONDS WEST, 1,330.70 FEET TO AN EXISTING REBAR MARKING THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER. THENCE SOUTH 76 DEGREES 36 MINUTES 18 SECONDS WEST, 925.86 FEET TO AN EXISTING RAILROAD SPIKE ON THE CENTERLINE OF GRAPEVINE ROAD. THENCE ALONG SAID CENTERLINE THE FOLLOWING BEARINGS AND DISTANCES: NORTH 00 DEGREES 02 MINUTES 05

SECONDS WEST, 85.83 FEET. AROUND A CURVE TO THE RIGHT HAVING A RADIUS OF 291.16 FEET, AND SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 09 DEGREES 05 MINUTES 02 SECONDS EAST, 92.29 FEET. NORTH 18 DEGREES 12 MINUTES 09 SECONDS EAST, 94.12 FEET. AROUND A CURVE TO THE RIGHT HAVING A RADIUS OF 130.64 FEET, AND SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 32 DEGREES 39 MINUTES 39 SECONDS EAST, 65.24 FEET. NORTH 47 DEGREES 07 MINUTES 08 SECONDS EAST, 41.88 FEET. AROUND A CURVE TO THE LEFT HAVING A RADIUS OF 285.53 FEET, AND SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 24 DEGREES 24 MINUTES 44 SECONDS EAST, 220.44 FEET. NORTH 01 DEGREES 42 MINUTES 20 SECONDS EAST, 84.32 FEET. AROUND A CURVE TO THE LEFT HAVING A RADIUS OF 400.74 FEET, AND SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 03 DEGREES 49 MINUTES 41 SECONDS WEST, 77.29 FEET. NORTH 09 DEGREES 21 MINUTES 42 SECONDS WEST, 83.98 FEET. AROUND A CURVE TO THE RIGHT HAVING A RADIUS OF 664.01 FEET, AND SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 06 DEGREES 45 MINUTES 56 SECONDS WEST, 60.16 FEET. NORTH 04 DEGREES 10 MINUTES 09 SECONDS WEST, 84.33 FEET. AROUND A CURVE TO THE LEFT HAVING A RADIUS OF 340.55 FEET, AND SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 18 DEGREES 07 MINUTES 27 SECONDS WEST, 164.26 FEET. NORTH 32 DEGREES 04 MINUTES 46 SECONDS WEST, 68.95 FEET. AROUND A CURVE TO THE RIGHT HAVING A RADIUS OF 546.09 FEET, AND SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 26 DEGREES 46 MINUTES 03 SECONDS WEST, 101.11 FEET. NORTH 21 DEGREES 27 MINUTES 19 SECONDS WEST, 134.40 FEET. AROUND A CURVE TO THE RIGHT HAVING A RADIUS OF 1,009.97 FEET, AND SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 19 DEGREES 14 MINUTES 45 SECONDS WEST, 77.88 FEET TO A SET NAIL. THENCE LEAVING SAID CENTERLINE, NORTH 84 DEGREES 36 MINUTES 10 SECONDS EAST, 1,049.87 FEET TO THE POINT OF BEGINNING, CONTAINING 26.68 ACRES AND SUBJECT TO ROAD RIGHTS OF WAY AND ANY EASEMENTS OF RECORD.

(ACCORDING TO SURVEY BY RICKY HILL, PLS #1443, OF SATTERFIELD LAND SURVEYORS, PA, DATED 7/22/2021, JOB #46,446)

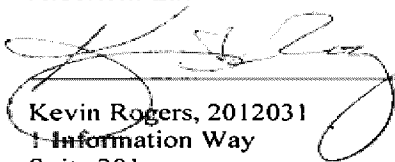
Street Address: 18530 Grapevine Rd Chester AR 72934

WHEREAS on August 6, 2021 Kody Chance Anderson and Jesseca Leigh Anderson, husband and wife, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Everett Financial, Inc. dba Supreme Lending. Said Mortgage was recorded on August 10, 2021 as instrument number 2021008743 in the real property records of Crawford County, Arkansas. Said Mortgage was subsequently assigned to Nationstar Mortgage LLC by virtue of an assignment dated December 6, 2023 and recorded on December 12, 2023 as instrument number 2023010777 in the real property records of Crawford 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 July 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.

WITNESS my hand this 16 day of January, 2024. 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. 23-014605

ACKNOWLEDGEMENT

STATE OF ARKANSAS  
COUNTY OF PULASKI

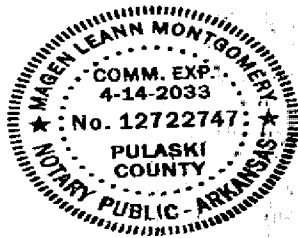
On this 16 day of January, 2024, before me, the undersigned officer, personally appeared Kevin Rogers, known to me to be the person who subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

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



Notary Public

My Commission Expires: 4/14/2033



CERTIFICATE OF RECORD  
STATE OF ARKANSAS, COUNTY OF CRAWFORD  
I hereby certify that this instrument was  
Filed and Recorded in the Official Records  
Doc Num 2024000386  
01/17/2024 10:28:00 AM  
SHARON BLOUNT BAKER  
CRAWFORD COUNTY CIRCUIT CLERK  
BY: JENNIFER REED