

Doc Num 2024002002

\$180.00

03/12/2024 11:45:07

Filed & Recorded in the Official Records of
SHARON ROUNT BAKER, CIRCUIT CLERK
BY: CHERILYN MALONE

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Prepared by:

ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 23-013727

**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 16, 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 (SE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 11, TOWNSHIP 10 NORTH, RANGE 32 WEST, CEDARVILLE, CRAWFORD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT AN EXISTING REBAR MARKING THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4), THENCE NORTH 87 DEGREES 22 MINUTES 41 SECONDS WEST, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4), 454.90 FEET TO THE POINT OF BEGINNING; THENCE LEAVING THE NORTH LINE OF SAID SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4), SOUTH 06 DEGREES 53 MINUTES 50 SECONDS WEST 231.60 FEET TO A SET 1/2 INCH REBAR, THENCE SOUTH 88 DEGREES 26 DEGREES 59 SECONDS WEST, 152.94 FEET TO A SET 1/2 INCH REBAR; THENCE NORTH 01 DEGREES 07 MINUTES 37

SECONDS WEST, 242.60 FEET TO A SET 1/2 INCH REBAR ON THE NORTH LINE OF SAID SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4), THENCE SOUTH 87 DEGREES 22 MINUTES 41 SECONDS EAST, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4), 185.66 FEET TO THE POINT OF BEGINNING, CONTAINING 0.918 ACRES MORE OR LESS, BEING SUBJECT TO PUBLIC ROAD RIGHTS-OF-WAY AND ANY EASEMENTS OF RECORD, ACCORDING TO A SURVEY BY ANDERSON SURVEYING INC. RLS# 1272, JOB# 17-02-29.

Street Address: 436 Mill Pond Rd Cedarville AR 72932

WHEREAS on April 20, 2017 Cynthia Jones, single woman, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Pacific Union Financial LLC. Said Mortgage was recorded on April 21, 2017 as Instrument Number 2017003700 in the real property records of Crawford County, Arkansas. Said Mortgage was subsequently assigned to Nationstar Mortgage LLC by virtue of an assignment dated November 16, 2023, and recorded on November 27, 2023 as Instrument Number 2023010173 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.

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WITNESS my hand this 11 day of March, 2024. Nationstar Mortgage LLC, by its attorney-in-fact,
Albertelli Law



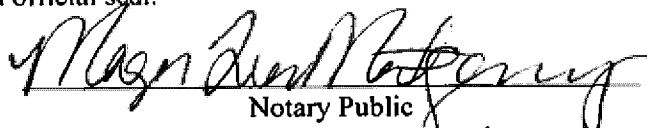
Kevin Rogers, 2012031
1 Information Way
Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 23-013727

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

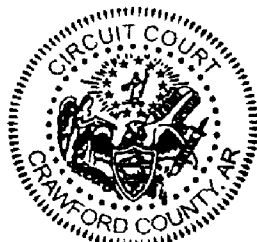
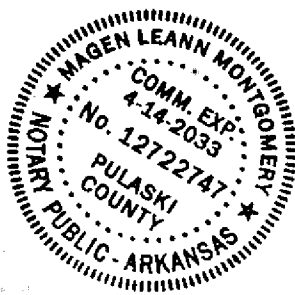
On this 11 day of March, 2024, before me, the undersigned officer,
personally appeared Kevin Rogers, known to me to be the person who subscribed to the within
instrument and acknowledged that he executed the same for the purposes therein contained.

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 2024002002
03/12/2024 11:45:07 AM
SHARON BLOUNT BAKER
CRAWFORD COUNTY CIRCUIT CLERK
BY: CHERILYN MALONE