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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 24-032234

**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 February 3, 2025 at or about 2:30PM, 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:

ALL THE FOLLOWING DESCRIBED LAND, SITUATED IN CRAWFORD COUNTY, STATE OF ARKANSAS, TO WIT:

PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 9 NORTH, RANGE 31 WEST, CRAWFORD COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER. THENCE ALONG THE WEST LINE OF SAID FORTY, NORTH 02 DEGREES 17 MINUTES 48 SECONDS EAST, 210.00 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE ALONG SAID WEST LINE, NORTH 02 DEGREES 17 MINUTES 48 SECONDS EAST, 210.00 FEET. THENCE LEAVING SAID WEST LINE, SOUTH 87 DEGREES 43 MINUTES 38 SECONDS EAST, 210.00 FEET TO AN EXISTING REBAR. THENCE SOUTH 02 DEGREES 17 MINUTES 58 SECONDS WEST, 212.68 FEET TO AN EXISTING REBAR. THENCE NORTH 86 DEGREES 59 MINUTES 42 SECONDS WEST, 144.31 FEET TO A SET REBAR WITH CAP. THENCE NORTH 00 DEGREES 07 MINUTES 08 SECONDS WEST, 135.40 FEET TO A SET REBAR WITH CAP. THENCE NORTH 85 DEGREES 55 MINUTES 08 SECONDS WEST, 35.00 FEET TO A SET RAILROAD SPIKE. THENCE SOUTH 02 DEGREES 17 MINUTES 49 SECONDS WEST, 135.87 FEET TO A SET REBAR WITH CAP. THENCE NORTH 86 DEGREES 59 MINUTES 42 SECONDS WEST, 25.00 FEET TO THE POINT OF BEGINNING CONTAINING 0.90 OF AN ACRE AND SUBJECT TO ROAD RIGHTS OF WAY AND ANY EASEMENTS OF RECORD. ACCORDING TO THE SURVEY BY SATTERFIELD LAND SURVEYORS P.A., DATED APRIL 21, 2020, JOB NO. 45,181.

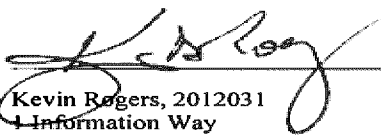
Street Address: 1532 Highway 282 Van Buren AR 72956

WHEREAS on May 14, 2020 Aaron Andrade, unmarried man, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for United Federal Credit Union. Said Mortgage was recorded on May 15, 2020 as Instrument No. 2020004765 in the real property records of Crawford County, Arkansas. Said Mortgage was subsequently assigned to Nationstar Mortgage LLC by virtue of an assignment dated September 26, 2024 and recorded on October 1, 2024 as Instrument No. 2024009171 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 May 1, 2024, 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 25th day of November, 2024. Nationstar Mortgage LLC, by its attorney-in-fact, Albertelli Law



Kevin Rogers, 2012031
Information Way
Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 24-032234

ACKNOWLEDGEMENT

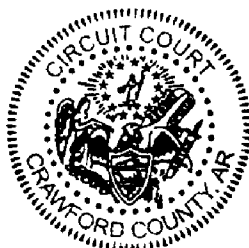
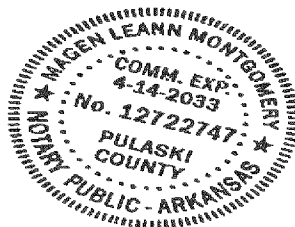
STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 25th day of November, 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.

My Commission Expires: 4/14/2033


Notary Public



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 2024010936
11/25/2024 12:20:49 PM
SHARON BLOUNT BAKER
CRAWFORD COUNTY CIRCUIT CLERK
BY: CHERILYN MALONE