

This document was eRecorded

(this space left for blank for recording)

Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 23-001301

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 September 15, 2023 at or about 11:00AM, the subject real property described herein below will be sold at the Main Entrance of the Cross County Courthouse, 705 E. Union, Wynne, AR 72396 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 Cross County, Arkansas more particularly described as follows:

SITUATED IN THE CITY OF CHERRY VALLEY, COUNTY OF CROSS, STATE OF ARKANSAS

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION SIXTEEN (16), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) EAST, CROSS COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION SIXTEEN (16). THENCE SOUTH 40.0 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF ARKANSAS STATE HIGHWAY NO. 364; THENCE SOUTH 87 DEGREES 31'04" WEST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 1229.00 FEET TO A POINT; THENCE SOUTH 88 DEGREES 24'06" WEST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 321.22 FEET TO A POINT; THENCE SOUTH 87 DEGREES 40'58" WEST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 208.71 FEET TO A POINT; THENCE SOUTH 87 DEGREES 16'45" WEST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 140.03 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 54'51" EAST

A DISTANCE OF 275.0 FEET TO A POINT; THENCE SOUTH 87 DEGREES 16'45" WEST A DISTANCE OF 275.00 FEET TO A POINT; THENCE NORTH 00 DEGREES 54' 51" WEST A DISTANCE OF 275.00 FEET TO A POINT ON SAID RIGHT-OF-WAY; THENCE NORTH 87 DEGREES 16'45" EAST A DISTANCE OF 275.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1.74 ACRES MORE OR LESS.

Street Address: 1561 Highway 364 Cherry Valley AR 72324

WHEREAS on February 4, 2015, Meredith Mcknight and Bryan Mcknight, wife and husband, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for USAA Federal Savings Bank. Said Mortgage was recorded on February 23, 2015, as instrument number LR-2015-0365 in the real property records of Cross County, Arkansas. The Mortgage was subsequently assigned to Nationstar Mortgage LLC by virtue of an assignment dated August 30, 2022, and recorded on August 30, 2022, as instrument number LR-2022-1695 in the real property records of Cross 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 October 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.

****THIS SPACE INTENTIONALLY LEFT BLANK****

WITNESS my hand this 12th day of July, 2023.
Nationstar Mortgage LLC, by its attorney-in-fact, Albertelli Law



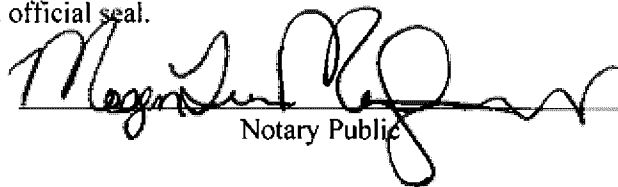
James McPherson, Esq., AR2011038
1 Information Way, Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 23-001301

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 12 day of July, 2023, before me, the undersigned officer,
personally appeared James McPherson, 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

