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2024R1429

KRISTIN CHRISTMAS  
DESHA COUNTY CIRCUIT CLERK

ARKANSAS CITY, AR

RECORDED ON

09/25/2024 10:54 AM

RECORDING FEE: 50.00

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Prepared by:  
ALBERTELLI LAW  
1 INFORMATION WAY  
SUITE 201  
LITTLE ROCK, AR 72202  
(501) 406-0855  
ALAW File 24-032236

**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 November 26, 2024 at or about 12:00PM, the subject real property described herein below will be sold at the Main Entrance of the Desha County Courthouse, 608 Robert South Moore, Arkansas City, AR 71630 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 Desha County, Arkansas more particularly described as follows:

THE EAST ONE-HALF (E1/2) OF LOT SIX (6) AND THE EAST ONE-HALF (E1/2) OF LOT EIGHT (8) IN BLOCK ONE (1) OF ALLMON'S ADDITION TO THE CITY OF DUMAS, DESHA COUNTY, ARKANSAS.

Street Address: 418 E Farmer St Dumas AR 71639

WHEREAS on October 11, 2016 Jana Teeter and Guy P. Teeter, wife and husband, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Simmons Bank. Said Mortgage was recorded on October 12, 2016 as Instrument No. 2016R1756 in the real property records of Desha County, Arkansas. Said Mortgage was subsequently assigned to Rushmore Loan Management Services LLC by virtue of an assignment dated April 8, 2019 and recorded on April 15, 2019 as Instrument No. 2019R0514 in the real property records of Desha County, Arkansas. Said Mortgage was subsequently assigned to Nationstar Mortgage LLC by virtue of an assignment dated March 20, 2023 and recorded on March 20, 2023 as Instrument No. 2023R0463 in the real property records of Desha 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 19 day of September, 2024. Nationstar Mortgage LLC, by its attorney-in-fact, Albertelli Law

  
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Kevin Rogers, 2012031  
1 Information Way  
Suite 201  
Little Rock, AR 72202  
501-406-0855  
A LAW No. 24-032236

ACKNOWLEDGEMENT

STATE OF ARKANSAS           §  
COUNTY OF PULASKI       §

On this 19 day of September, 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.

  
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Notary Public

My Commission Expires: 4/14/2033

