

Filed For Record  
Drew County, AR  
Beverly Burks, Circuit Clerk  
By TB

NOV 18 2024

AM 1/2/3/4/5/6/7/8/9/10/11/12PM

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Prepared by:  
ALBERTELLI LAW  
1 INFORMATION WAY  
SUITE 201  
LITTLE ROCK, AR 72202  
(501) 406-0855  
ALAW File 24-025867

**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 January 16, 2025 at or about 2:30PM, the subject real property described herein below will be sold at the Main Entrance of the Drew County Courthouse, 210 South Main, Monticello, AR 71655 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 Drew County, Arkansas more particularly described as follows:

**A PARCEL OF LAND LOCATED IN THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER(N ½ OF NW ¼ OF NE ¼) OF SECTION 21, TOWNSHIP 11 SOUTH, RANGE 7 WEST, BEING SUBDIVIDED FROM THE PARENT TRACT OF LAND DESCRIBED AS RECORD NO. 57266 OF 2006 OF THE DEED RECORDS OF DREW COUNTY, ARKANSAS (HEREIN REFERRED TO AS THE CARTER PARCEL) AND BOUNDED BY A LINE COMMENCING AT THE POINT OF INTERSECTION OF THE WEST BOUNDARY OF U.S. HIGHWAY NO. 425 (AS SHOWN ON AHTD'S SURVEY PLAT FOR JOB NO. R20125 (SOUTH-BOUND PASSING LANE ACQUISITION), THENCE FROM SAID POINT OF BEGINNING, RUN SOUTH 89 DEGREES 00' 08" WEST ALONG THE NORTH BOUNDARY OF SAID N ½ OF NW ¼ OF NE ¼ A DISTANCE OF 468.97 FEET TO THE NORTHWEST CORNER OF SAID CARTER PARCEL; THENCE RUN SOUTH 12 DEGREES 19' 02" EAST ALONG THE WEST BOUNDARY OF SAID CARTER PARCEL A DISTANCE OF 142.73 FEET; THENCE RUN NORTH 85 DEGREES 00' 44" EAST A DISTANCE OF 200.03 FEET; THENCE RUN SOUTH 12 DEGREES 19' 02" EAST A DISTANCE OF 107.25 FEET TO THE SOUTH BOUNDARY OF SAID CARTER PARCEL; THENCE RUN NORTH 85 DEGREES 00' 44" EAST ALONG THE SOUTH BOUNDARY OF SAID CARTER PARCEL A DISTANCE OF 400.07 FEET TO THE WEST BOUNDARY OF U.S. HIGHWAY NO. 425 AS CREATED FROM SAID AHTD JOB NO. R20125; THENCE RUN NORTH 51 DEGREES 52' 29" WEST ALONG THE WEST BOUNDARY OF SAID HIGHWAY A DISTANCE OF 97.05 FEET; THENCE CONTINUING ALONG THE WEST BOUNDARY OF SAID HIGHWAY, RUN NORTH 37 DEGREES 02' 46" WEST A DISTANCE OF 175.79 FEET, BACK TO THE POINT OF BEGINNING, CONTAINING 2.264 ACRES OF LAND, MORE OR LESS; ALL AS SHOWN ON SURVEY PREPARED BY JOSH MARTIN, REGISTERED LAND SURVEYOR, DATED MAY 29, 2017.**

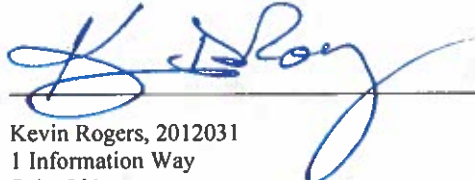
Street Address: 3225 Hwy 425 N Monticello AR 71655

WHEREAS on July 11, 2017 Robert Joseph Stallings, II and Auburn Valentine Stallings, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Ouachita Independent Bank. Said Mortgage was recorded on July 11, 2017 as Instrument No. 93163 in the real property records of Drew County, Arkansas. Said Mortgage was subsequently assigned to Nationstar Mortgage LLC by virtue of an assignment dated February 7, 2024 and recorded on February 15, 2024 as Instrument No. 110254 in the real property records of Drew 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 November 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 12 day of November, 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. 24-025867

State of Arkansas  
County of Drew

I hereby certify that this instrument was filed for record and recorded as follows:

DATE 11/18/24 TIME 9:52

INSTRUMENT# 112003  
Beverly Burks, Recorder of Drew County  
By TB

ACKNOWLEDGEMENT

STATE OF ARKANSAS §  
COUNTY OF PULASKI §

On this 12 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.

  
Notary Public

My Commission Expires: 4/14/2033

