

2023R-002819
FILED
FOR RECORD
FRANKLIN COUNTY CIRCUIT CLERK

RECORDED ON:
12/05/2023 12:54:19 PM
DISTRICT: CHARLESTON

JANICE KING
CLERK & EX-OFFICIO RECORDER
BY: RIOKING D.C.

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Prepared by:
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1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 23-014489

**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 15, 2024 at or about 10:00AM, the subject real property described herein below will be sold at the Main Entrance of the Franklin County Courthouse, 607 East Main Street, Charleston, AR 72933 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 Franklin County, Arkansas more particularly described as follows:

LOT 13, CHARMONT ESTATES, SAME BEING PART OF THE NORTHEAST QUARTER
OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 7 NORTH, RANGE 29
WEST, TOWN OF CHARLESTON, FRANKLIN COUNTY, ARKANSAS.
Street Address: 405 Charmont Dr Charleston AR 72933

WHEREAS on May 5, 2012 Eddie D. Hutchins and Joan A. Hutchins, husband and wife, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Home Loan Center, Inc., dba LendingTree Loans. Said Mortgage was recorded on May 15, 2012 in Book C-54 Page 331 in the real property records of Franklin County, Arkansas. Said Mortgage was subsequently assigned to PNC Bank, National Association by virtue of an assignment dated June 14, 2016 and recorded on June 21, 2016 in Book C-80 Page 230 in the real property records of Franklin County, Arkansas. Said Mortgage was subsequently assigned to Nationstar Mortgage LLC by virtue of an assignment dated May 13, 2017 and recorded on June 6, 2017 in Book C-85 Page 469 in the real property records of Franklin

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.

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 4 day of December, 2023. Nationstar Mortgage LLC d/b/a Mr. Cooper, by its attorney-in-fact, Albertelli Law

[Handwritten Signature]

Kevin Rogers, 2012031
1 Information Way
Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 23-014489

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 4 day of December, 2023, 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.

[Handwritten Signature]

Notary Public

My Commission Expires: 4/14/2033

