



20210466
STATE OF ARKANSAS
COUNTY OF HEMPSTEAD
FILED FOR RECORD & RECORDED ON
03/03/2021 11:23 AM
GAIL WOLFENBARGER
RECORDER OF HEMPSTEAD COUNTY

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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 20-012245

**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 May 18, 2021 at or about 11:30AM, the subject real property described herein below will be sold at the Main Entrance of the Hempstead County Courthouse, 400 South Washington, Hope, AR 71801 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 Hempstead County, Arkansas more particularly described as follows:

THE SOUTH 12.5 FEET OF LOT EIGHT (8) AND ALL OF LOTS NINE (9), TEN (10) AND ELEVEN (11), BLOCK ONE (1), BROWN'S ADDITION TO THE CITY OF HOPE, HEMPSTEAD COUNTY, ARKANSAS

Street Address: 923 S Walnut St Hope AR 71801

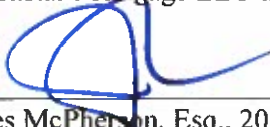
WHEREAS on October 25, 2010 Dametra S. Conway and Gregory L. Conway, Sr., wife and husband, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Bank of America, N.A Said Mortgage was recorded on November 8, 2010 as document number L20103181 in the real property records of Hempstead County, Arkansas. The Mortgage was subsequently assigned to Nationstar Mortgage, LLC by virtue of an assignment dated May 22, 2013 and recorded on June 10, 2013 as document number L20131731 in the real property records of Hempstead County, Arkansas. The party initiating foreclosure can be contacted at or in care of its servicer initiating foreclosure at: Nationstar

Mortgage LLC d/b/a Mr. Cooper, 350 Highland Dr, Lewisville, TX 75067 at Telephone No. (877) 450-8638; 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 07/01/2020, 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 10 day of March, 2021.
Nationstar Mortgage LLC d/b/a Mr. Cooper, by its attorney-in-fact, Albertelli Law



James McPherson, Esq., 2011038
I Information Way
Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 20-012245

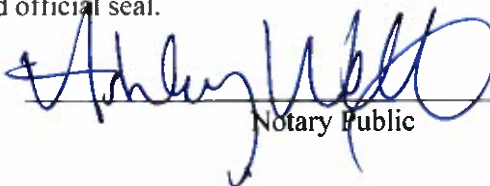


ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 1st day of March, 2021, 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:
04/27/2026