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2024R-00771

02/02/2024 02:47 PM

JEFFERSON COUNTY AR

FLORA COOK-BISHOP, CIRCUIT CLERK

RECORDING FEE 20.00

NOTICE OF DEFAULT 140.00

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Prepared by:  
ALBERTELLI LAW  
1 INFORMATION WAY  
SUITE 201  
LITTLE ROCK, AR 72202  
(501) 406-0855  
ALAW File 22-007598

**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 April 8, 2024 at or about 12:00 PM, the subject real property described herein below will be sold at Main Entrance of the Jefferson County Courthouse, 101 W. Barraque St., Pine Bluff, AR 71601 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 Deed of Trust is located in Jefferson County, Arkansas more particularly described as follows:

LOT THIRTY-SEVEN (37) OF BROADMOOR SUBDIVISION UNIT NO. ONE (1)  
TO THE CITY OF PINE BLUFF, ARKANSAS; SAME BEING LOCATED IN THE  
NORTH HALF (N 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 11,  
TOWNSHIP 6, SOUTH, RANGE 9 WEST OF THE 5TH P.M.

Street Address: 1600 Nebraska Street Pine Bluff AR 71601

WHEREAS on March 16, 1999, by Donald W. Tate II and Peggy D. Tate, Husband and Wife, to Charles G. Morgan, Jr. as Trustee for Pine Bluff National Bank. Said Deed of Trust was recorded on March 17, 1999, in Book 762 at Page 265 and re-recorded on March 18, 1999, in Book 762 at Page 373 in the real property records of Jefferson County, Arkansas. The Deed of Trust was subsequently assigned to Countrywide Home Loans, Inc. by virtue of an assignment dated March 16, 1999, and recorded on March 17, 1999, in Book 762 at Page 271 and re-recorded on March 18, 1999, in Book 762 at Page 380 in the real property records of Jefferson County, Arkansas. The Deed of Trust was subsequently assigned to The Bank of New York Mellon f/k/a The Bank of New York as Trustee for the

Certificateholders CWMBS, Inc. CWMBS Reperforming Loan Remic Trust Certificates, Series 2005-R2 by virtue of an assignment dated September 22, 2011, and recorded on October 3, 2011, in Book 1281 at Page 77 in the real property records of Jefferson 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 substitute trustee and is acting on and with the consent and authority of the lender who is exercising its power of sale under Ark. Code Ann. §18-50-115 which implies a power of sale in every Deed of Trust 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, 2021, and each subsequent payment to date are now due and the same is now therefore wholly 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 20<sup>th</sup> day of January, 2024

*[Handwritten Signature]*

Albertelli Law  
Kevin Rogers, 2012031  
1 Information Way  
Suite 201  
Little Rock, AR 72202  
501-406-0855  
A LAW No. 22-007598

ACKNOWLEDGEMENT

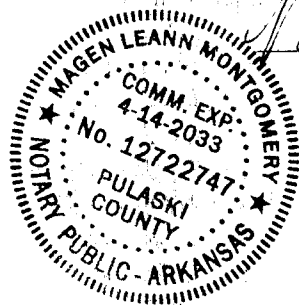
STATE OF ARKANSAS §  
COUNTY OF PULASKI §

On this 20<sup>th</sup> day of January, 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.

My Commission Expires:

4/14/2033



*[Handwritten Signature]*  
Notary Public