



DocId:8041796

Tx:4026697

2024R-03516

05/31/2024 12:42 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 24-003612

**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 August 5, 2024 at or about 12:00PM, the subject real property described herein below will be sold at the 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 Mortgage is located in Jefferson County, Arkansas more particularly described as follows:

**THE NORTH 246.2 FEET OF LOT TWO (2) IN BLOCK TWO (2) OF JAMESTOWN ADDITION TO THE CITY OF PINE BLUFF, ARKANSAS; SAME BEING LOCATED IN THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 9 WEST OF THE 5TH P.M.**

Street Address: 4406 Faucett Rd Pine Bluff AR 71603

WHEREAS on June 2, 2017 Clarice B. Cartwright, an unmarried person, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Simmons Bank. Said Mortgage was recorded on June 6, 2017 in Book 1439, Page 722 in the real property records of Jefferson County, Arkansas. Said Mortgage was subsequently assigned to U.S. Bank National Association, not in its individual capacity but solely as trustee for the Rmac Trust, Series 2018 G-CTT by virtue of an assignment dated January 14, 2020 and recorded on January 21, 2020 in Book 1506, Page 565 in the real property records of Jefferson County, Arkansas. Said Mortgage was subsequently assigned to Rushmore Loan Management Services LLC by virtue of an assignment dated March 4, 2022 and recorded on April 20, 2022 as Instrument No. 2022R-03320 in the real property records of Jefferson County, Arkansas. Said

Mortgage was subsequently assigned to Nationstar Mortgage LLC by virtue of an assignment dated January 31, 2023 and recorded on February 3, 2023 as Instrument No. 2023R-00763 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 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 October 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 30 day of May, 2024. Nationstar Mortgage LLC, by its attorney-in-fact, Albertelli Law

*[Handwritten Signature]*  
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Kevin Rogers, 2012031  
1 Information Way  
Suite 201  
Little Rock, AR 72202  
501-406-0855  
A LAW No. 24-003612

ACKNOWLEDGEMENT

STATE OF ARKANSAS §  
COUNTY OF PULASKI §

On this 30 day of May, 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: 4/14/2023

*[Handwritten Signature]*  
Notary Public  
