

L202501833

JOHNSON CO, AR FEE \$40.00

PRESENTED: 05-06-2025 03:44:54 PM

RECORDED: 05-06-2025 03:44:54 PM

MONICA KING

CIRCUIT CLERK

BY: ANNA GILMER

DEPUTY CLERK

BK: 1 2025008

PG: 132-134

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Prepared by:  
ALBERTELLI LAW  
1 INFORMATION WAY  
SUITE 201  
LITTLE ROCK, AR 72202  
(501) 406-0855  
ALAW File 25-004529

**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 July 14, 2025 at or about 11:00AM, the subject real property described herein below will be sold at the Main Entrance of the Johnson County Courthouse, 215 West Main Street, Clarksville, AR 72830 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 Johnson County, Arkansas more particularly described as follows:

A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 9 NORTH, RANGE 24 WEST, IN JOHNSON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SHOWN ON THE SURVEY PLAT (SURVEYED BY BILLY LAWRENCE SURVEYING ON OCTOBER 18, 2023, FOR ROY WIGGINS, JOB #393-23):

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 02 DEGREES 06 MINUTES 15 SECONDS EAST, ALONG THE EAST LINE OF THE NE/4 OF THE SE/4, A DISTANCE OF 441.36 FEET TO THE POINT OF BEGINNING; THENCE NORTH 87 DEGREES 21 MINUTES 41 SECONDS WEST, A DISTANCE OF 210.01 FEET; THENCE NORTH 02 DEGREES 01 MINUTES 55 SECONDS EAST, A DISTANCE OF 220.01 FEET; THENCE SOUTH 87 DEGREES 21 MINUTES 44 SECONDS EAST, A DISTANCE OF 210.29 FEET TO THE EAST LINE OF THE NE/4 OF THE SE/4; THENCE SOUTH 02

DEGREES 06 MINUTES 15 SECONDS WEST, A DISTANCE OF 220.01 FEET TO THE POINT OF BEGINNING, SAID DESCRIBED TRACT CONTAINING 1.06 ACRES, MORE OR LESS.  
Street Address: 465 County Rd 2336 Clarksville AR 72830

WHEREAS on October 30, 2023 Roy Steve Wiggins and Rita J. Wiggins, husband and wife, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Primelending, a Plainscapital Company, its successors and assigns. Said Mortgage was recorded on November 02, 2023 in Book 1 2023017, Page 425 in the real property records of Johnson County, Arkansas. Said Mortgage was subsequently assigned to Lakeview Loan Servicing, LLC by virtue of an assignment dated October 25, 2024 and recorded on October 28, 2024 in Book 1 2024016, Page 811 in the real property records of Johnson County, Arkansas. The party initiating foreclosure can be contacted at or in care of its servicer initiating foreclosure at: Nationstar Mortgage LLC at 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 September 1, 2024, 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 30<sup>th</sup> day of April, 2025. Nationstar Mortgage LLC as attorney-in-fact for Lakeview Loan Servicing LLC, 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. 25-004529

ACKNOWLEDGEMENT

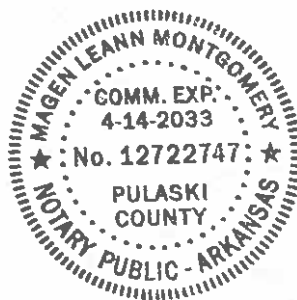
STATE OF ARKANSAS           §  
COUNTY OF PULASKI       §

On this 30<sup>th</sup> day of April, 2025, 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



CERTIFICATE OF RECORD  
STATE OF ARKANSAS  
COUNTY OF JOHNSON  
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AND RECORDED IN THE OFFICIAL RECORDS IN BOOK 125-8 PAGE 132-134  
DATE 5-16-25 TIME 3:44pm  
JOHNSON COUNTY CIRCUIT CLERK  
BY *[Handwritten signature]*