

2024R-03130
District: NORTHERN
09/30/2024 08:30 AM
APRIL HICE, CIRCUIT CLERK
LOGAN COUNTY ARKANSAS
BY: TARA D.C.
PAGES: 2

ELECTRONICALLY RECORDED DOCUMENT

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Prepared by:
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1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 24-032220

**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 December 2, 2024 at or about 12:00PM, the subject real property described herein below will be sold at the Main Entrance of the Logan County Courthouse, 25 West Walnut, Paris, AR 72855 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 Logan County, Arkansas more particularly described as follows:

ALL THAT CERTAIN TRACT OF LAND LOCATED IN COWIE ADDITION TO THE CITY OF PARIS, IN LOGAN COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: ALL OF LOT 14 OF SAID ADDITION, AND BEING SUBJECT TO ALL EASEMENTS OF RECORD AND AS SHOWN ON ARKANSAS RIVER VALLEY SURVEYING PLAT #4512.

Street Address: 503 W Grober St Paris AR 72855

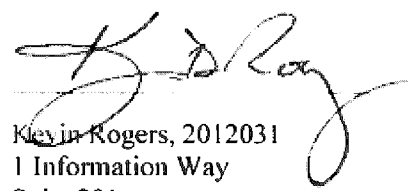
WHEREAS on March 27, 2017 Theresa Morrison, married woman, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Union Home Mortgage Corp. said Mortgage was recorded on March 28, 2017 in Book 201703, Page 404 in the real property records of Logan County, Arkansas. Said Mortgage was subsequently assigned to Rushmore Loan Management Services, LLC by virtue of an assignment dated November 29, 2021 and recorded on December 2, 2021 in Book 2021, Page 22276 in the real property records of Logan County, Arkansas. Said Mortgage was subsequently assigned to Nationstar Mortgage LLC by virtue of an assignment dated February 6, 2023 and recorded on February 13, 2023 in Book 2023, Page 935 in the real property records of Logan County,

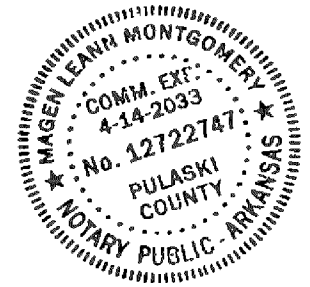
Arkansas. The party initiating foreclosure can be contacted at or in care of its servicer initiating foreclosure at: Nationstar Mortgage LLC 8950 Cypress Waters Blvd Coppell TX 75019 at Telephone No. 888-480-2432; and

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 May 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.

WITNESS my hand this 27th day of September, 2024. Nationstar Mortgage LLC, by its attorney-in-fact, Albertelli Law


Kevin Rogers, 2012031
1 Information Way
Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 24-032220




ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 27th day of September, 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.


Notary Public

My Commission Expires: 11/14/2023

