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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 22-006877

**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 October 25, 2022, at or about 11:00AM, the subject real property described herein below will be sold at the Main Entrance of the Ouachita County Courthouse, 145 Jefferson, S.W., Camden, AR 71701 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 Ouachita County, Arkansas more particularly described as follows:

LOT NO. SIX (6) AND THE NORTH HALF OF LOT NO. SEVEN (7) FRONTING SEVENTY-EIGHT (78) FEET ON THE WEST SIDE OF CLEVELAND AVENUE IN BLOCK "B", ACCORDING TO THE PLAT AND SURVEY TO THE CITY PARK ADDITION TO THE CITY OF CAMDEN, ARKANSAS, MADE IN 1909 AND RECORDED IN DEED RECORDS "GG", PAGE 453 OF OUACHITA COUNTY, ARKANSAS RECORDS SAME BEING A PART OF BLOCK NO. ONE (1) OF THE ASHLEY ADDITION TO THE CITY OF CAMDEN, ARKANSAS, AS PER THE OFFICIAL MAP OF SAID CITY OF CAMDEN.

Street Address: 414 Cleveland Avenue Camden AR 71701

WHEREAS on May 15, 2003, Nancy Briggs, a single person, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for America's Wholesale Lender. Said Mortgage was

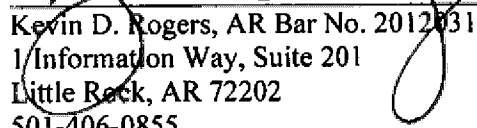
recorded on May 23, 2003, in Book M97 at Page 348 in the real property records of Ouachita County, Arkansas. The Mortgage was subsequently assigned to New Residential Mortgage Loan Trust 2020-2 by virtue of an assignment dated July 12, 2022, and recorded on July 19, 2022, as instrument number 2022-002666 in the real property records of Ouachita County, Arkansas. The party initiating foreclosure can be contacted at or in care of its servicer initiating foreclosure at: New Residential Mortgage Loan Trust 2020-2 350 Highland Drive Lewisville TX 75067-4177 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

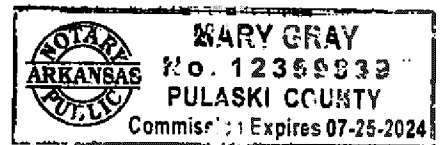
WHEREAS, the undersigned is the attorney for the mortgagee and is acting on and with the consent and authority of the mortgagee who is exercising its power of sale under Ark. Code Ann. §18-50-115 which implies a power of sale in every mortgage of real property situated in this state that is duly acknowledged and recorded; and default has occurred in the payment of said indebtedness, specifically the installment due February 1, 2021, 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 18 day of August 2022.

Nationstar Mortgage LLC d/b/a Mr. Cooper as attorney-in-fact for New Residential Mortgage Loan Trust 2020-2, by its attorney-in-fact, Albertelli Law


Kevin D. Rogers, AR Bar No. 2012031
1 Information Way, Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 22-006877


ACKNOWLEDGEMENT



STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 18 day of August 2022, before me, the undersigned officer, personally appeared Kevin D. 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: 7/25/2024