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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 23-004922

**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 15, 2023, 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:

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATE IN THE COUNTY OF OUACHITA, STATE OF ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THE SOUTHWEST 1/4 OF NORTHWEST 1/4 OF SECTION 4 IN TOWNSHIP 14 SOUTH OF RANGE 19 WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE POINT OF INTERSECTION OF THE WEST LINE OF SAID SW 1/4 NW 1/4 WITH THE NORTHERLY LINE OF HIGHWAY #4; THENCE NORTH 210 FEET; THENCE EAST 210 FEET; THENCE SOUTH 210 FEET, BEGINNING AT THE LAND HEREIN DESCRIBED; THENCE NORTH 420 FEET; THENCE EAST 210 FEET; THENCE SOUTH TO THE NORTHERLY BOUNDARY LINE OF HIGHWAY #4; THENCE

NORTHWESTERLY ALONG THE NORTHERLY BOUNDARY LINE OF HIGHWAY #4 TO THE POINT OF BEGINNING.

AND, ALSO, A PART OF THE N 1/2 SW 1/4 NW 1/4 AND A PART OF THE SW 1/4 SW 1/4 NW 1/4 SECTION 4, TOWNSHIP 14 SOUTH, RANGE 19 WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID N 1/2 SW 1/4 NW 1/4 AND RUN SOUTH 02 DEGREES 00 MINUTES 15 SECONDS WEST ALONG THE WEST LINE OF SAID N 1/2 SW 1/4 NW 1/4 207.43 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE SOUTH 88 DEGREES 50 MINUTES 00 SECONDS EAST 149.65 FEET; THENCE SOUTH 02 DEGREES 00 MINUTES 15 SECONDS WEST 379.64 FEET TO THE NORTH RIGHT OF WAY OF ARKANSAS HIGHWAY 4; THENCE SOUTH 65 DEGREES 12 MINUTES 08 SECONDS EAST ALONG SAID RIGHT OF WAY 227.76 FEET; THENCE NORTH 02 DEGREES 00 MINUTES 15 SECONDS EAST 511.22 FEET; THENCE SOUTH 99 DEGREES 50 MINUTES 00 SECONDS EAST 104.05 FEET; THENCE SOUTH 02 DEGREES 00 MINUTES 15 SECONDS WEST 614.54 FEET TO THE CENTERLINE OF SAID HIGHWAY; THENCE NORTHWESTERLY ALONG SAID CENTERLINE 505.26 FEET TO THE WEST LINE OF SAID N 1/2 SW 1/4 NW 1/4; THENCE NORTH 02 DEGREES 00 MINUTES 15 SECONDS EAST 373.92 FEET TO THE POINT OF BEGINNING, CONTAINING 2.96 ACRES, MORE OR LESS, AS SHOWN AS PARCEL 5 ON THE SURVEY BY TIMBERLAND SURVEYS, INC., DATED JULY 31, 1997, SUBJECT TO ANY EASEMENTS OR RECORD OR HELD BY PRESCRIPTION; TO ANY OUTSTANDING OIL, GAS, AND MINERAL INTERESTS; AND TO ANY PROTECTIVE COVENANTS OF RECORD.

Street Address: 4932 Highway 278 W Chidester AR 71726

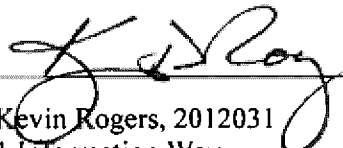
WHEREAS on November 18, 2020, Paris Hall, a married woman joined by her spouse Dustin Hall, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Nationstar Mortgage LLC d/b/a Mr. Cooper said Mortgage was recorded on December 1, 2020, as instrument number 2020-003655 in the real property records of Ouachita County, Arkansas. Said Mortgage was subsequently assigned to Nationstar Mortgage LLC by virtue of an assignment dated May 8, 2023, and recorded on May 11, 2023, as instrument number 2023-001414 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: 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, 2022, 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 9 day of June, 2023. Nationstar Mortgage LLC d/b/a Mr. Cooper, 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. 23-004922

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 9 day of June, 2023, 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



Notary Public

