

FILED/RECORDED  
RENEE RAINEY  
CIRCUIT CLERK & RECORDER

2024 JAN 18 PM 1:06

065332

FERRY COUNTY, AR.

*Renee Rainey, Clerk*



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Prepared by:  
ALBERTELLI LAW  
1 INFORMATION WAY  
SUITE 201  
LITTLE ROCK, AR 72202  
(501) 406-0855  
ALAW File 23-014469

**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 April 2, 2024 at or about 3:30PM, the subject real property described herein below will be sold at the Main Entrance of the Perry County Courthouse, 310 West Main., Perryville, AR 72126 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 Perry County, Arkansas more particularly described as follows:

BEING PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 17 WEST, 5TH P.M., PERRY COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SW 1/4 OF THE SE 1/4; THENCE SOUTH 88 DEGREES 47 MINUTES 49 SECONDS WEST, 300.00 FEET ALONG THE SOUTH LINE OF THE SW 1/4 OF THE SE 1/4; THENCE NORTH 9 DEGREES 31 MINUTES 58 SECONDS WEST, 492.34 FEET TO THE POINT OF BEGINNING BEING IN THE CENTERLINE OF A ROAD AND UTILITY EASEMENT; THENCE NORTH 86 DEGREES 12 MINUTES 54 SECONDS WEST, 224.44 FEET ALONG THE CENTER LINE OF SAID EASEMENT; THENCE NORTH 86 DEGREES 12 MINUTES 54 SECONDS WEST, 87.13 FEET ALONG THE CENTERLINE OF SAID EASEMENT; THENCE SOUTH 87 DEGREES 39 MINUTES 46 SECONDS WEST, 195.04 FEET ALONG THE CENTERLINE OF SAID EASEMENT; THENCE NORTH 1 DEGREE 16 MINUTES 06 SECONDS EAST 364.33 FEET TO THE CENTERLINE OF A CREEK:

THENCE SOUTH 85 DEGREES 33 MINUTES 27 SECONDS EAST 128.97 FEET ALONG THE CENTERLINE OF CREEK TO THE ARKANSAS GAME AND FISH COMMISSION PROPERTY LINE; THENCE ALONG THE ARKANSAS GAME AND FISH COMMISSION PROPERTY LINE THE FOLLOWING BEARINGS AND DISTANCES; THENCE SOUTH 33 DEGREES 30 MINUTES 00 SECONDS WEST, 64.72 FEET; THENCE SOUTH 45 DEGREES 45 MINUTES 00 SECONDS EAST, 79.53 FEET; THENCE NORTH 82 DEGREES 30 MINUTES 00 SECONDS EAST, 337.59 FEET; THENCE LEAVING THE ARKANSAS GAME AND FISH COMMISSION PROPERTY LINE, SOUTH 1 DEGREE 17 MINUTES 45 SECONDS WEST, 300.22 FEET TO THE POINT OF BEGINNING, BEING SUBJECT TO A ROAD AND UTILITY EASEMENT 30 FEET WIDE ALONG THE SOUTH LINE.

AND

ALSO A ROAD AND UTILITY EASEMENT, 60 FEET WIDE, 30 FEET ON EITHER SIDE OF A CENTERLINE DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER SW 1/4 OF THE SE 1/4 OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 17 WEST, 5TH P.M., PERRY COUNTY, ARKANSAS; THENCE SOUTH 88 DEGREES 47 MINUTES 49 SECONDS WEST, 300 FEET ALONG THE SOUTH LINE OF THE SW 1/4 SE 1/4; THENCE NORTH 9 DEGREES 31 MINUTES 58 SECONDS WEST, 492.34 FEET TO THE POINT OF BEGINNING OF THE SAID CENTERLINE; THENCE WESTERLY ALONG THE CENTERLINE OF SAID THE EASEMENT THE FOLLOWING BEARINGS AND DISTANCES: THENCE NORTH 86 DEGREES 12 MINUTES 54 SECONDS WEST, 291.57 FEET; THENCE SOUTH 87 DEGREES 39 MINUTES 46 SECONDS WEST, 251.06 FEET; THENCE SOUTH 78 DEGREES 55 MINUTES 20 SECONDS WEST 268.68 FEET; THENCE SOUTH 86 DEGREES 42 MINUTES 14 SECONDS WEST, 56.62 FEET; THENCE NORTH 48 DEGREES 45 MINUTES 01 SECONDS WEST, 23.89 FEET; THENCE NORTH 0 DEGREES 32 MINUTES 05 SECONDS EAST, 227.45 FEET; THENCE NORTH 71 DEGREES 08 MINUTES 49 SECONDS WEST, 156.52 FEET; THENCE NORTH 81 DEGREES 36 MINUTES 56 SECONDS WEST, 88.72 FEET TO THE EASTERLY R/W LINE OF HWY 9 & 10, BEING THE POINT OF TERMINATION OF SAID EASEMENT CENTERLINE.

Street Address: 50 Bonita Dr Perryville AR 72126

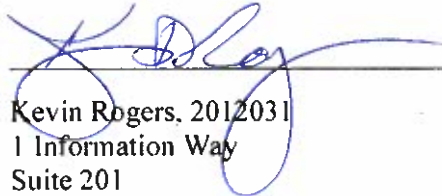
WHEREAS on July 23, 2015 Stephen C. Howard and Barbara J. Howard, husband and wife, executed a Mortgage in favor of U.S. Bank N.A. Said Mortgage was recorded on July 29, 2015 as Instrument No. 049043 in the real property records of Perry County, Arkansas. Mortgage was subsequently assigned to Community Loan Servicing, LLC by virtue of an assignment dated December 1, 2020 and recorded on December 11, 2020 as Instrument No. 059254 in the real property records of Perry County, Arkansas. Mortgage was subsequently assigned to Nationstar Mortgage LLC by virtue of an assignment dated July 29, 2022 and recorded on August 8, 2022 as instrument number 062716 in the real property records of Perry County, Arkansas. The party initiating foreclosure can be contacted at or in care of its servicer initiating foreclosure at: Nationstar Mortgage L.L.C. 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 January 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 16 day of January, 2024. Nationstar Mortgage LLC, by its attorney-in-fact, Albertelli Law

  
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Kevin Rogers, 2012031  
1 Information Way  
Suite 201  
Little Rock, AR 72202  
501-406-0855  
A LAW No. 23-014469

ACKNOWLEDGEMENT

STATE OF ARKANSAS            §  
COUNTY OF PULASKI       §

On this 16 day of January, 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: 1/14/2033

