



BOOK M367 PAGE 128
Recorded and Filed in MORTGAGE
09/21/2021 02:21 PM
SABRINA WILLIAMS
Circuit Clerk - PIKE County, AR

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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 21-005415

**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 November 30, 2021 at or about 11:00AM, the subject real property described herein below will be sold at the Main Entrance of the Pike County Courthouse, One Courthouse Square, Murfreesboro, AR 71958 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 Pike County, Arkansas more particularly described as follows:

PART OF THE NE1/4 OF THE SE1/4 OF SECTION 23, TOWNSHIP 8 SOUTH, RANGE 26 WEST, PIKE COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS: COMMENCE AT A POINT THAT IS 300 FEET WEST OF THE NE CORNER THEREOF; THENCE RUN EAST 300 FEET TO THE NE CORNER OF SAID 40-ACRE TRACT; THENCE SOUTH 420 FEET; THENCE WEST 430 FEET; THENCE NORTH TO STATE HIGHWAY NO. 27 ABOUT 355 FEET; THENCE NORTHEASTERLY ABOUT 140 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT: PART OF THE NE1/4 OF THE SE1/4 OF SECTION 23, TOWNSHIP 8 SOUTH, RANGE 26 WEST OF THE 5TH PRINCIPAL MERIDIAN IN ARKANSAS, DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT A POINT THAT IS 200 FEET WEST OF THE NE CORNER OF SAID 40-ACRE TRACT; THENCE SOUTH 210 FEET; THENCE WEST 220 FEET; THENCE NORTH 355 FEET, MORE OR LESS TO THE SOUTH BOUNDARY OF THE RIGHT OF WAY OF STATE HIGHWAY NO. 27; THENCE NORTHEASTERLY WITH SAID HIGHWAY BOUNDARY LINE 140 FEET, MORE OR LESS TO THE NORTH LINE SAID 40-ACRE TRACT; THENCE EAST 90 FEET TO THE POINT OF

BEGINNING, CONTAINING IN THIS EXCEPTION 1 ACRE, MORE OR LESS. ALSO, ALL THAT PART OF THE SE1/4 OF THE NE1/4 OF SECTION 23, TOWNSHIP 8 SOUTH, RANGE 26 WEST, LYING SOUTH AND EAST OF STATE HIGHWAY NO. 27.

Street Address: 1090 Highway 27 South Nashville AR 71852

WHEREAS on October 27, 2009 Kimberly Lynn Allensworth and James M. Allensworth, wife and husband, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for WR Starkey Mortgage, L.L.P. Said Mortgage was recorded on October 29, 2009 in Book M295 at Page 221 in the real property records of Pike County, Arkansas. The Mortgage was subsequently assigned to Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP by virtue of an assignment dated November 15, 2011, and recorded December 5, 2011 in Book M307 at Page 153 in the real property records of Pike County, Arkansas. The Mortgage was subsequently assigned to Nationstar Mortgage, LLC by virtue of an assignment dated June 27, 2013 and recorded July 16, 2013 in Book M318 at Page 61 in the real property records of Pike County, Arkansas. The party initiating foreclosure can be contacted at or in care of its servicer initiating foreclosure at: Nationstar Mortgage LLC d/b/a Mr. Cooper 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 June 1, 2011, 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 20th day of September, 2021.
Nationstar Mortgage LLC d/b/a Mr. Cooper, by its attorney-in-fact, Albertelli Law



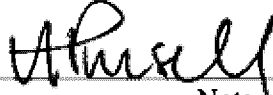
James McPherson, Esq., AR2011038
1 Information Way, Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 21-005415

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 20th day of September, 2021, before me, the undersigned officer, personally appeared James McPherson, 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: 4-27-26



I certify that this instrument was
filed on 09/21/2021 02:21 PM
and recorded in
MORTGAGE Book 367
SABRINA WILLIAMS
Circuit Clerk - PIKE County, AR

by Susan O'Neal