

2024008859

PULASKI CO. AR FEE \$25.00

PRESENTED

2/22/2024 11:32:47 AM

RECORDED

02/22/2024 02:08:17 PM

TERRI HOLLINGSWORTH

Circuit / County Clerk

BY: DEBORAH ABRAMOVITZ

DEPUTY RECORDER

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Prepared by:

AL BERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 24-003558

**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 29, 2024, at or about 10:00AM, the subject real property described herein below will be sold at the Main Entrance of the Pulaski County Courthouse, 401 West Markham, Little Rock, AR 72201 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 Pulaski County, Arkansas more particularly described as follows:

THE FOLLOWING-DESCRIBED PROPERTY LOCATED IN PULASKI COUNTY, ARKANSAS:

(LOT 3 LEWELLEN ADDITION, UN-RECORDED)

LOT 3 OF THE UNRECORDED PLAT OF LEWELLEN ADDITION, A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 13 WEST, CITY OF LITTLE ROCK, PULASKI COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT A POINT ON THE WEST LINE OF THE SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND 435 FEET SOUTH OF THE NORTHWEST CORNER THEREOF, RUN THENCE SOUTH 75 FEET, RUN THENCE EAST 337.3 FEET, RUN THENCE NORTH 75 FEET, RUN THENCE WEST TO THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE

SOUTHEAST QUARTER AND THE POINT OF BEGINNING; RESERVING THEREFROM THE EAST 21 FEET THEREOF FOR A ROADWAY.

Street Address: 5406 S 63rd Ave Little Rock AR 72209

WHEREAS on July 29, 1999 Wilberth A. Lamb, an unmarried person, by and through his lawful agent and attorney in fact Melinda Lamb Miller, Melinda Lamb Miller, a married person, and Don Miller, by and through his lawful agent and attorney in fact Melinda Lamb Miller, executed a Mortgage in favor of Metropolitan National Bank said Mortgage was recorded on August 3, 1999 as instrument number 99062160 in the real property records of Pulaski County, Arkansas. Mortgage was subsequently assigned to North American Mortgage Company by virtue of an assignment dated July 30, 1999, and recorded on August 9, 1999, as instrument number 99063619 in the real property records of Pulaski County, Arkansas. Mortgage was subsequently assigned to Mortgage Electronic Registration Systems, Inc., a Delaware Corporation by virtue of an assignment dated June 6, 2002, and recorded on June 25, 2002, as instrument number 2002155171 in the real property records of Pulaski County, Arkansas. Mortgage was subsequently assigned to Nationstar Mortgage LLC by virtue of an assignment dated April 3, 2014, and recorded on May 14, 2014, as instrument number 2014027825 in the real property records of Pulaski 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 October 1, 2023, 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 21 day of Feb, 2024. Nationstar Mortgage LLC d/b/a Mr. Cooper, by its attorney-in-fact, Albertelli Law

[Handwritten Signature]

Kevin Rogers, 2012031
1 Information Way
Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 24-003558

ACKNOWLEDGEMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

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On this 21 day of February, 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.

[Handwritten Signature]
Notary Public

My Commission Expires: 4/14/2023

