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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 23-015414

**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 30, 2024, at or about 2:30PM, the subject real property described herein below will be sold at the Main Entrance of the Sebastian County Courthouse, 35 South 6th Street, Fort Smith, AR 72901 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 Sebastian County, Arkansas more particularly described as follows:

LOT 104, FIANNA HILLS I, AN ADDITION TO THE CITY OF FORT SMITH, ARKANSAS,
LESS AND EXCEPT MINERALS AND MINERAL RIGHTS.
Street Address: 3208 Bryn Mawr Cir Fort Smith AR 72908

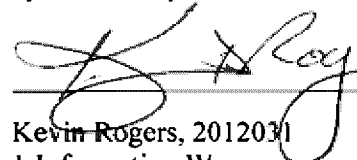
WHEREAS on August 27, 2021, Timothy Whitedge, unmarried man, executed a Mortgage in favor of RCB Bank. Said Mortgage was recorded on September 3, 2021, as instrument number 2021-23166 in the real property records of Sebastian County, Arkansas. Mortgage was subsequently assigned to Wells Fargo Bank, N.A., a National Association by virtue of an assignment dated September 14, 2021, and recorded on October 1, 2021, as instrument number 2021-25775 in the real property records of Sebastian County, Arkansas. Mortgage was subsequently assigned to Nationstar Mortgage LLC. by virtue of an assignment dated July 17, 2023, and recorded on July 17, 2023, as instrument number 2023-13975 in the real property records of Sebastian 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
August 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 February 2024. 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. 23-015414

ACKNOWLEDGEMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

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.


Notary Public

My Commission Expires: 4/14/2033

