



CERTIFICATE OF RECORD  
Record Book  
Filed: 03/12/2024 01:27 pm  
Pages: 3 (04668-04670)  
Sharp County Arkansas  
Alisa Black Circuit Clerk & Recorder

By: *Alisa Black* D.C.

(this space left for blank for recording)

Prepared by:  
ALBERTELLI LAW  
1 INFORMATION WAY  
SUITE 201  
LITTLE ROCK, AR 72202  
(501) 406-0855  
ALAW File 24-002733

**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 May 15, 2024, at or about 10:00AM, the subject real property described herein below will be sold at the Main Entrance of the Sharp County Courthouse, 718 Ash Flat Drive, Ash Flat, AR 72513 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 Sharp County, Arkansas more particularly described as follows:

THE FOLLOWING DESCRIBED LANDS LYING AND BEING SITUATED IN SHARP COUNTY, ARKANSAS, TO-WIT:

LOTS SEVEN (7) (ALSO REFERRED TO AS LOT 7R) AND LOT EIGHT (8) OF JOHNSON'S 3RD ADDITION TO THE TOWN OF CAVE CITY, ARKANSAS, PER RECORDED PLAT OR PLATS AND SUBJECT TO THE EASEMENTS, NOTES AND OTHER INDICATED RESTRICTIONS ON SAID PLAT OR PLATS AND SUBJECT TO THE CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE BILL OF ASSURANCE AND AMENDMENTS THERETO, IF ANY, OF RECORD IN THE OFFICE OF THE CIRCUIT COURT CLERK AND EX-OFFICIO RECORDER OF SHARP COUNTY, ARKANSAS.

Street Address: 1101 Paul St Cave City AR 72521

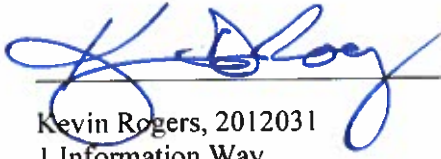
WHEREAS on May 3, 2016, Eric Davis, Single Man, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for CrossCountry Mortgage, Inc. Said Mortgage was recorded on May 3, 2016, as Book 2016, Page 06722 in the real property records of Sharp County, Arkansas. Mortgage was subsequently assigned to Nationstar Mortgage LLC d/b/a Mr. Cooper by virtue of an assignment dated December 4, 2018, and recorded on December 7, 2018, in Book 2018, Page 019800 in the real property records of Sharp 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 September 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.

**\*THIS SPACE INTENTIONALLY LEFT BLANK\***

WITNESS my hand this 11<sup>th</sup> day of March, 2024. Nationstar Mortgage LLC d/b/a Mr. Cooper, by its attorney-in-fact, Albertelli Law



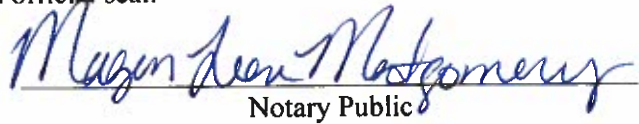
Kevin Rogers, 2012031  
1 Information Way  
Suite 201  
Little Rock, AR 72202  
501-406-0855  
A LAW No. 24-002733

ACKNOWLEDGEMENT

STATE OF ARKANSAS           §  
COUNTY OF PULASKI       §

On this 11<sup>th</sup> day of March, 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

