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Prepared by:  
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SUITE 201  
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(501) 406-0855  
ALAW File 24-036007

**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 February 14, 2025 at or about 1:00PM, the subject real property described herein below will be sold at the Main Entrance of the Union County Courthouse, 101 N. Washington, El Dorado, AR 71730 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 Union County, Arkansas more particularly described as follows:

THE LAND REFERRED TO IN THIS COMMITMENT IS SITUATED IN THE COUNTY OF UNION, STATE OF ARKANSAS, AND DESCRIBED AS FOLLOWS: LOT 5, RILEY ADDITION, TO THE CITY OF EL DORADO, UNION COUNTY, ARKANSAS ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 30. Street Address: 721 Short Wilson El Dorado AR 71730

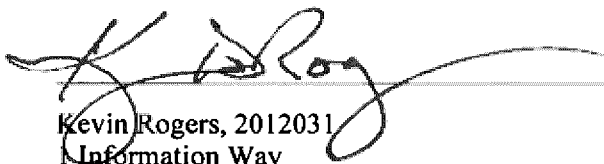
WHEREAS on October 11, 2001 Charlean Brown Wilson, a married woman and Jimmy Lee Wilson, executed a Mortgage in favor of Centex Home Equity Company, LLC. Said Mortgage was recorded on October 17, 2001 in Book 2001, Page 19579 in the real property records of Union County, Arkansas. Said Mortgage was subsequently assigned to THE BANK OF NEW YORK MELLON f/k/a THE BANK OF NEW YORK, as successor in interest to JPMorgan Chase Bank, N.A., f/k/a Bank One, National Association as Trustee for Centex Home Equity Loan Trust 2002-A by virtue of an assignment dated November 13, 2024 and recorded on November 20, 2024 as Instrument No. 2024R006592 in the real property records of Union 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 June 16, 2024, 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 10 day of Dec, 2024. THE BANK OF NEW YORK MELLON  
f/k/a THE BANK OF NEW YORK, as successor in interest to JPMorgan Chase Bank, N.A., f/k/a Bank  
One, National Association as Trustee for Centex Home Equity Loan Trust 2002-A, by its attorney-in-fact,  
Albertelli Law



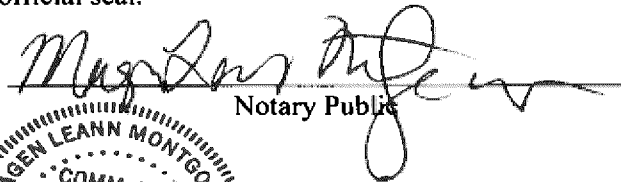
Kevin Rogers, 2012031  
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Suite 201  
Little Rock, AR 72202  
501-406-0855  
A LAW No. 24-036007

ACKNOWLEDGEMENT

STATE OF ARKANSAS                   §  
COUNTY OF PULASKI               §

On this 10 day December, 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

