

File# 2024-00012940

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Prepared by:
ALBERT ELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 24-002705

**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 August 2, 2024 at or about 10:00AM, the subject real property described herein below will be sold at the Main Entrance of the Washington County Courthouse, 280 N. College, Fayetteville, AR 72701 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 Washington County, Arkansas more particularly described as follows:

A PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHWEST QUARTER (NW1/4) AND A PART OF THE NORTHEAST QUARTER (NE1/4) OF TILE SOUTHWEST QUARTER (SW1/4), ALL IN SECTION FIVE (5), TOWNSHIP THIRTEEN (13) NORTH, RANGE THIRTY-ONE (31) OF THE FIFTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION FIVE (5), SAID POINT BEING AN EXISTING STONE MONUMENT; THENCE SOUTH 1455.26 FEET; THENCE WEST 403.93 FEET; THENCE SOUTH 01 DEGREES 53 MINUTES 56 SECONDS WEST 237.27 FEET TO AN EXISTING IRON REBAR; THENCE SOUTH 04 DEGREES 15 MINUTES 47 SECONDS WEST 70.44 FEET ALONG AN EXISTING FENCE TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 04 DEGREES 15 MINUTES 47 SECONDS WEST 533.23 FEET ALONG AN

EXISTING FENCE TO A FENCE CORNER POST; THENCE SOUTH 11 DEGREES 31 MINUTES 46 SECONDS EAST 161.85 FEET ALONG SAID FENCE TO A METALLIC READING IN THE CENTERLINE OF ARKANSAS HIGHWAY 265, SAID POINT BEING ON A 752.60 FOOT RADIUS CURVE CONCAVE TO HIE SOUTHEAST; THENCE SOUTHWESTERLY 147.20 FEET ALONG SAID CURVE AND CENTERLINE, THE CHORD FOR WHICH BEING SOUTH 53 DEGREES 00 MINUTES 09 SECONDS WEST 146.95 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 47 DEGREES 28 MINUTES 00 SECONDS WEST 156.68 FEET ALONG THE CENTERLINE OF SAID HIGHWAY 265 TO A SET COTTON SPINDLE; THENCE LEAVING SAID CENTERLINE, NORTH 00 DEGREES 09 MINUTES 21 SECONDS EAST 929.58 FEET TO A POINT; THENCE SOUTH 79 DEGREES 18 MINUTES 01 SECONDS EAST 241.79 FEET TO THE POINT OF BEGINNING, CONTAINING 4.06 ACRES, MORE OR LESS. THE ABOVE DESCRIBED 4.06 ACRE TRACT BEING SUBJECT TO THE RIGHT OF WAY OF ARKANSAS HIGHWAY 265 AND ANY OTHER EASEMENTS AND/OR RIGHTS OF WAY WHETHER OR NOT OF RECORD.

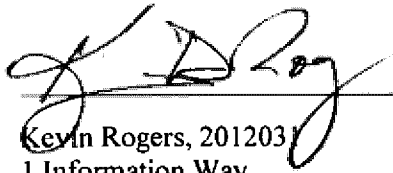
Street Address: 14064 S Hwy 265 West Fork AR 72774

WHEREAS on May 13, 2014 Leslie Crume and Amber Crume, husband and wife, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for First Federal Bank. Said Mortgage was recorded on May 19, 2014 as Instrument No. 2014-00012059 in the real property records of Washington County, Arkansas. Said Mortgage was subsequently assigned to Rushmore Loan Management Services LLC by virtue of an assignment dated July 19, 2019 and recorded on July 23, 2019 as Instrument No. 2019-00021607 in the real property records of Washington County, Arkansas. Said Mortgage was subsequently assigned to Nationstar Mortgage LLC by virtue of an assignment dated March 21, 2023 and recorded on March 21, 2023 as Instrument No. 2023-00006930 in the real property records of Washington 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.

WITNESS my hand this 28 day of May, 2024. Nationstar Mortgage LLC, by its attorney-in-fact,
Albertelli Law



Kevin Rogers, 201203
1 Information Way
Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 24-002705

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 28 day of May, 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



Washington County, AR
I certify this instrument was filed on
5/29/2024 9:53:21 AM
and recorded in REAL ESTATE

File# 2024-00012940
Kvle Svlvester - Circuit Clerk

