

**File# 2024-00031407**

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Prepared by:  
ALBERTELLI LAW  
1 INFORMATION WAY  
SUITE 201  
LITTLE ROCK, AR 72202  
(501) 406-0855  
ALAW File 24-037934

**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 January 30, 2025 at or about 1:00PM, the subject real property described herein below will be sold at the Main Entrance of the Washington County Courthouse, 280 N. College Ave., 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:

PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION TWENTY-FOUR (24), TOWNSHIP FIFTEEN (15) NORTH, RANGE THIRTY-THREE (33) WEST, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS 258.58 FEET EAST AND 155.13 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SECTION TWENTY-FOUR (24) AND RUNNING THENCE NORTH 163.70 FEET, THENCE NORTH 89 DEGREES 05'50" EAST 187.21 FEET, THENCE SOUTH 02 DEGREES 48'06" EAST ALONG AN EXISTING FENCE 163.52 FEET, THENCE SOUTH 89 DEGREES 01'32" WEST ALONG AN EXISTING FENCE 195.21 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.72 ACRES, MORE OR LESS AND HAVING INGRESS AND EGRESS RIGHTS TO A 30 FOOT WIDE ACCESS EASEMENT, THE WEST SIDE OF WHICH IS DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT AND RUNNING SOUTH 358.38 FEET, MORE OR LESS, TO THE NORTH RIGHT-OF-WAY OF US HIGHWAY #62 AND A RIGHT-OF-WAY AND EASEMENT TO INSTALL, OPERATE, MAINTAIN AND REPAIR A RESIDENTIAL SEWER SEPTIC SYSTEM ON, OVER, ACROSS AND UNDER THE FOLLOWING DESCRIBED TRACT, TO-WIT: PART OF THE SOUTHWEST

QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION TWENTY-FOUR (24), TOWNSHIP FIFTEEN (15) NORTH, RANGE THIRTY THREE (33) WEST, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS 321.84 FEET NORTH AND 345.35 FEET EAST OF THE SOUTHWEST CORNER OF SAID SECTION TWENTY-FOUR (24) AND RUNNING THENCE NORTH 00 DEGREES 04'22" WEST ALONG AN EXISTING FENCE 513.99 FEET, THENCE WEST 114.78 FEET, THENCE SOUTH 148.12 FEET, THENCE NORTH 89 DEGREES 55'38" EAST 104.96 FEET, THENCE SOUTH 00 DEGREES 04'22" EAST 375.97 FEET, THENCE EAST 10 FEET, THENCE NORTH 00 DEGREES 04'22" WEST 10.00 FEET TO THE POINT OF BEGINNING. SUBJECT TO EASEMENTS, RIGHT-OF-WAYS, AND PROTECTIVE COVENANTS OF RECORD, IF ANY.

Street Address: 20356 W Highway 62, Lincoln, AR 72744

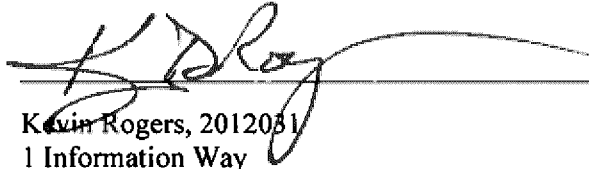
WHEREAS on March 31, 2021 Brianna Dee Valentine, a single woman, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for United Bank. Said Mortgage was recorded on April 6, 2021 as Instrument No. 2021-00012616 in the real property records of Washington County, Arkansas. Said Mortgage was subsequently assigned to Nationstar Mortgage LLC by virtue of an assignment dated October 17, 2023 and recorded on October 19, 2023 as Instrument No. 2023-00027357 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 June 1, 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.

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WITNESS my hand this 25<sup>th</sup> day of November, 2024. Nationstar Mortgage LLC, by its attorney-in-fact,  
Albertelli Law

  
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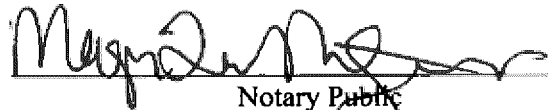
Kevin Rogers, 2012031  
1 Information Way  
Suite 201  
Little Rock, AR 72202  
501-406-0855  
A LAW No. 24-037934

ACKNOWLEDGEMENT

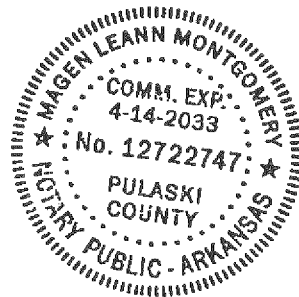
STATE OF ARKANSAS           §  
COUNTY OF PULASKI       §

On this 25<sup>th</sup> day of November, 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  
12/2/2024 8:02:17 AM  
and recorded in REAL ESTATE

File# 2024-00031407  
Kvle Svlvester - Circuit Clerk

