



L201900861 ND

ARKANSAS CO, AR FEE \$175.00

PRESENTED: 05-03-2019 12:30:52 PM

RECORDED: 05-03-2019 12:30:52 PM

SARAH MERCHANT

CIRCUIT CLERK

BY ANNA REED

DEPUTY CIRCUIT CLERK

BK: DM 2019

PG: 3035-3036

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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 19-011858

**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 July 8, 2019 at or about 10:00AM, the subject real property described herein below will be sold at the Main Entrance of the Arkansas County Courthouse, 302 S. College Street, Stuttgart, AR 72160 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 Arkansas County, Arkansas more particularly described as follows:

LOT EIGHTEEN (18) AND THE SOUTH 23.3 FEET OF LOT SEVENTEEN (17),
BLOCK SIX (6), SUBDIVISION OF LOTS FIVE (5) AND SIX (6). BEMIS ADDITION
TO THE CITY OF STUTTGART. NORTHERN DISTRICT OF ARKANSAS COUNTY,
ARKANSAS.


Street Address: 1611 S Spring, Stuttgart AR 72160

WHEREAS on November 6, 2014 Wanda Chastain, a single woman, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Primary Residential Mortgage, Inc. Said Mortgage was recorded on November 10, 2014 in Book DM 2014 at Page 8409 in the real property records of Arkansas County (Northern District), Arkansas. The Mortgage was subsequently assigned to Pacific Union Financial, LLC by virtue of an assignment dated December 30, 2016 and recorded on January 10, 2017 in Book DM 2017 at Page 192 in the real property records of Arkansas County (Northern District), Arkansas. The party initiating foreclosure can be contacted at or in care of its servicer initiating foreclosure at: Nationstar Mortgage LLC d/b/a Mr. Cooper, 8950 Cypress Waters Blvd., Coppell, TX 75019 at Telephone No. 888-850-9398 ; 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, and the same is now therefore wholly 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 1st day of May, 2019.
Nationstar Mortgage, LLC dba Mr. Cooper. sbm Pacific Union Financial, LLC. by its attorney-in-fact,
Albertelli Law


James McPherson, Esq., AR2011038
1 Information Way, Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 19-011858

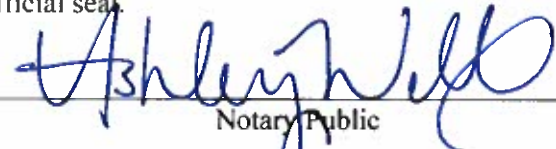
ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 1st day of May, 2019, before me, the undersigned officer,
personally appeared James McPherson, 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: 4-27-2026