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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 19-011860

**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 11:00AM, the subject real property described herein below will be sold at the Main Entrance of the Garland County Courthouse, 501 Ouachita, Hot Springs, AR 71901 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 Garland County, Arkansas more particularly described as follows:

LOT 2 AND THE N1/2 OF LOT 3 OF UNIT 1 OF SYLVAN HILLS ESTATES, BEING A PART OF THE SW1/4 OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 18 WEST, ACCORDING TO THE BILL OF ASSURANCE RECORDED IN BOOK 536 AT PAGES 111-114, FILED FOR RECORD MAY 20, 1963 AND ACCORDING TO THE AMENDED PLAT, FILED FOR RECORD MAY 20, 1963 AND RECORDED IN PLAT BOOK 1 AT PAGE 52, ALL OF THE RECORDS OF GARLAND COUNTY, ARKANSAS, SAID LOTS 2 AND THE N1/2 OF LOT 3 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 2; THENCE SOUTHWESTERLY ALONG THE EASTERLY LINE OF SAID LOT 2, FOR A DISTANCE OF 84 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 2, FOR A DISTANCE OF 162 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE CONTINUE WESTERLY ACROSS SAID LOT 3, FOR A DISTANCE OF 108 FEET TO A POINT ON THE WEST LINE OF SAID LOT 3, THAT IS 100 FEET SOUTHERLY FROM THE NORTHWEST CORNER OF SAID LOT 3; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 3, FOR A DISTANCE OF 100

FEET TO THE NORTHWEST CORNER OF SAID LOT 3; THENCE EASTERLY
ALONG THE NORTHERLY LINE OF SAID LOTS 3 AND 2, FOR A DISTANCE OF
332 FEET TO THE PLACE OF BEGINNING.

Street Address: 135 Roundwood Dr. Hot Springs AR 71901

WHEREAS on January 17, 2012 Benjamin Wallace, an unmarried man, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Primary Residential Mortgage, Inc. Said Mortgage was recorded on January 19, 2012 in Book 3319 at Page 65 in the real property records of Garland County, Arkansas. The Mortgage was subsequently assigned to Nationstar Mortgage LLC by virtue of an assignment dated May 12, 2015 and recorded on May 29, 2015 in Book 3649 at Page 572 in the real property records of Garland County, 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

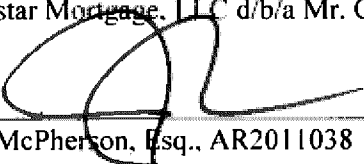
WHEREAS, there may be tenants that claim an interest in the real property herein based upon said tenancy;
and

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.

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WITNESS my hand this 2nd day of May, 2019.

Nationstar Mortgage, LLC d/b/a Mr. Cooper, by its attorney-in-fact, Albertelli Law


James McPherson, Esq., AR2011038

1 Information Way, Suite 201, Little Rock, AR 72202

501-406-0855

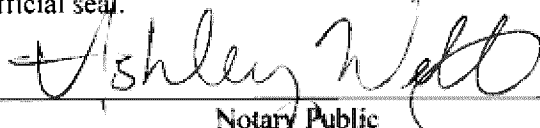
A LAW No. 19-011860

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 2nd 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

