



2019029652

PULASKI CO. AR FEE \$20.00

PRESENTED

5/15/2019 10:24:42 AM

RECORDED

05/15/2019 10:32:02 AM

TERRI HOLLINGSWORTH

Circuit / County Clerk

BY: SANTI RICHARDSON

DEPUTY RECORDER

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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 19-012407

**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 22, 2019 at or about 10:00AM, the subject real property described herein below will be sold at the Main Entrance of the Pulaski County Courthouse, 401 West Markham, Little Rock, AR 72201 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 Pulaski County, Arkansas more particularly described as follows:

THE WEST 85.5 FEET OF THE NORTH 150 FEET OF BLOCK 3, OAKPARK
SUBDIVISION IN THE CITY OF LITTLE ROCK. PULASKI COUNTY, ARKANSAS.

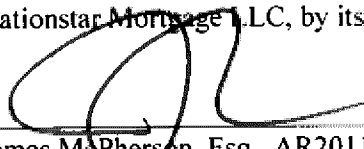
Street Address: 7323 West 39th Street Little Rock AR 72204

WHEREAS on July 28, 2005 Adelle Charles and Glenroy Charles, Sr., executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Rose Mortgage, Inc. Said Mortgage was recorded on August 11, 2005 as instrument number 2005067527 in the real property records of Pulaski County, Arkansas. The Mortgage was subsequently assigned to Nationstar Mortgage LLC d/b/a Mr. Cooper by virtue of an assignment dated November 17, 2017 and recorded on November 22, 2017 as instrument number 2017074653 in the real property records of Pulaski 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, 350 Highland Dr., Lewisville, TX 75067 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, 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 14th day of May, 2019.
 Nationstar Mortgage LLC, by its attorney-in-fact, Albertelli Law



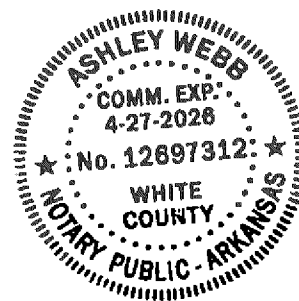
 James McPherson, Esq., AR2011038
 1 Information Way, Suite 201
 Little Rock, AR 72202
 501-406-0855
 A LAW No. 19-012407

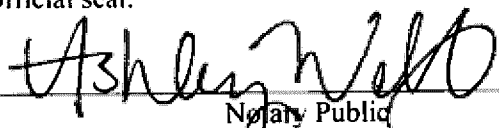
ACKNOWLEDGEMENT

STATE OF ARKANSAS §
 COUNTY OF PULASKI §

On this 14th 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