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Tx:4031542

CERTIFICATE OF RECORD

INSTRUMENT # 2019-07946

FILED: 08/12/2019 11:27:32 AM

LONOKE COUNTY, ARKANSAS

DEBORAH OGLESBY, CIRCUIT CLERK

BY: HAYLEE PAGES: 2

175.00



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Prepared by:
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SUITE 201
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(501) 406-0855
ALAW File 19-012349

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 October 16, 2019 at or about 11:00AM, the subject real property described herein below will be sold at the Main Entrance of the Lonoke County Courthouse, 301 North Center St., Lonoke, AR 72086 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 Lonoke County, Arkansas more particularly described as follows:

ONE ACRE IN THE FORM OF A SQUARE AND LYING IMMEDIATELY WEST
AND ADJOINING THE EXISTING HIGHWAY IN THE SOUTHEAST CORNER OF
THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4)
OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 8 WEST, LONOKE COUNTY,
ARKANSAS.

Street Address: 14698 Hwy 31 N Ward AR 72176

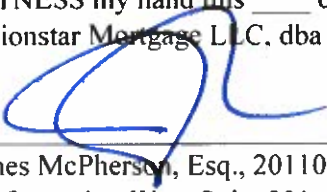
WHEREAS on November 7, 2014 Gaven Bessler, an unmarried man, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Primary Residential Mortgage, Inc. Said Mortgage was recorded on November 12, 2014 as instrument number 201410779 in the real property records of Lonoke County, Arkansas. The Mortgage was subsequently assigned to Nationstar Mortgage LLC d/b/a Mr. Cooper by virtue of an assignment dated July 9, 2019 and recorded on July 19, 2019 as instrument number 2019-07055 in the real property records of Lonoke 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. (877) 450-8638;
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 9th day of August, 2019.
Nationstar Mortgage LLC, dba Mr. Cooper, by its attorney-in-fact, Albertelli Law



James McPherson, Esq., 2011038
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Little Rock, AR 72202
501-406-0855
A LAW No. 19-012349

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 9th day of August, 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

