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Prepared by:
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SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 19-022457

**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 14, 2020 at or about 9:00AM, the subject real property described herein below will be sold on the 2nd Floor inside the NE A Street Entrance of the Benton County Courthouse, 102 Northeast A St., Bentonville, AR 72712 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 Benton County, Arkansas more particularly described as follows:

LOT 1, BLOCK 1 ROBIN HAVEN ADDITION NO. 2, BENTONVILLE, BENTON
COUNTY, ARKANSAS AS SHOWN IN PLAT BOOK S AT PAGE 334.

Street Address: 1206 NW 11th St Bentonville AR 72712

WHEREAS on March 21, 2003 Donald K. Carroll and Sally J. Carroll, husband and wife, executed a Mortgage in favor of First Security Bank. Said Mortgage was recorded on March 26, 2003 in Mortgage Book 2003 at Page 58113 in the real property records of Benton County, Arkansas. The Mortgage was subsequently assigned to Hibernia National Bank by virtue of an assignment dated March 21, 2003 and recorded on April 17, 2003 in Book 2003 at Page 78038 in the real property records of Benton County, Arkansas. The Mortgage was subsequently assigned to Mortgage Electronic Registration Systems, Inc. by virtue of an assignment dated February 28, 2005 and recorded on April 12, 2005 in Book 2005 at Page 92384 in the real property records of Benton County, Arkansas. The Mortgage was subsequently assigned to CitiMortgage, Inc. by virtue of an assignment dated November 5, 2013 and recorded on November 15, 2013 in Mortgage Book 2013 at Page 248029 in the real property records of Benton County, Arkansas. The Mortgage was subsequently assigned to Federal National Mortgage Association by virtue of an assignment

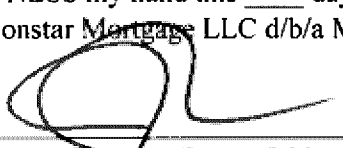
dated February 13, 2014 and recorded on February 24, 2014 in Book 2014 at Page 24434 in the real property records of Benton County, Arkansas. The Mortgage was subsequently assigned to Nationstar Mortgage, LLC d/b/a Mr. Cooper by virtue of an assignment dated July 1, 2019 and recorded on July 2, 2019 as instrument number L201933371 in the real property records of Benton 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 22nd day of October, 2019.

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

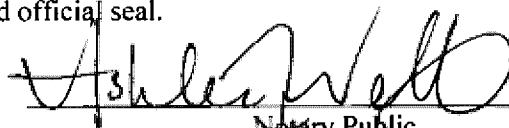

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501-406-0855
A LAW No. 19-022457

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 22nd day of October, 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

