



2019064684

PULASKI CO. AR FEE \$20.00

PRESENTED

10/9/2019 5:32:05 PM

RECORDED

10/10/2019 09:49:09 AM

TERRI HOLLINGSWORTH

Circuit / County Clerk

BY: REGINA HAMPTON

DEPUTY RECORDER

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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 19-021286

**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 December 9, 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:

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF PULASKI, STATE OF ARKANSAS, BEING KNOWN AND DESIGNATED AS THE WEST ONE-THIRD OF LOTS 10, 11 & 12, BLOCK 2C.0, KIMBAL & BODEMANN'S ADDITION,

BY FEE SIMPLE DEED FROM CASSANDRA SIMS A/K/A CASSUANDRA SIMS, A NOW MARRIED WOMAN AND SOLE HEIR TO THE ESTATE OF JANICE SIMS, DECEASED AS SET FORTH IN INSTRUMENT NO. 2005034940 AND RECORDED ON 4/25/2005, PULASKI COUNTY RECORDS.

Street Address: 3423 W Capitol Ave Little Rock AR 72205

WHEREAS on April 23, 2007 Cassuandra Marbley, a married woman, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Countrywide Home Loans, Inc. Said Mortgage was recorded on May 10, 2007 as instrument number 2007037100 in the real property records of Pulaski County, Arkansas. The Mortgage was subsequently assigned to Bank of America, N.A., Successors by Merger to BAC Home Loan Servicing, LP fka Countrywide Home Loans Servicing, LP by virtue of an assignment dated March 20, 2012 and recorded on March 23, 2012 as instrument number 2012016803 in the real property records of Pulaski County, Arkansas. The Mortgage was subsequently assigned to Federal

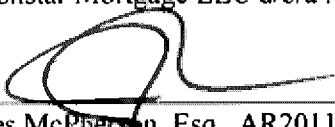
National Mortgage Association by virtue of an assignment dated October 4, 2012 and recorded on October 10, 2012 as instrument number 2012065373 in the real property records of Pulaski County, Arkansas. The Mortgage was subsequently assigned to Nationstar Mortgage, LLC dba Mr. Cooper by virtue of an assignment dated September 27, 2019 and recorded on October 3, 2019 as instrument number 2019063166 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. (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 October, 2019.

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

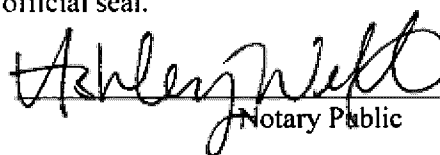

James McPherson, Esq., AR2011038
1 Information Way, Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 19-021286

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 9th 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

