

CERTIFICATE OF RECORD  
DOCUMENT NUMBER: 2019-08736  
FILED: 10/28/2019 02:20 PM  
POPE COUNTY, ARKANSAS  
RACHEL L. OERTLING  
TRACY LUSK, D.C.  
PAGES: 2  
FEE: \$ 175.00

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Prepared by:  
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(501) 406-0855  
ALAW File 19-022251

**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 3, 2020 at or about 1:00PM, the subject real property described herein below will be sold inside the W. B Street Entrance of the Pope County Courthouse, 100 W. Main, Russellville, AR 72801 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 Pope County, Arkansas more particularly described as follows:

A PART OF LOTS 4 & 5, BLOCK B, WILLIAM REYNOLD'S ADDITION TO THE TOWN OF ATKINS, POPE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SW CORNER OF SAID LOT 4; THENCE S 89 DEGREES 03 MINUTES E, 82.0 FT. TO THE TRUE POINT OF BEGINNING; THENCE S 89 DEGREES 03 MINUTES E, 60.0 FT.; THENCE S 89 DEGREES 03 MINUTES W, 60.0 FT.; THENCE SOUTH 135.0 FT. TO THE POINT OF BEGINNING.

Street Address: 404 W Main St Atkins AR 72823

WHEREAS on August 2, 2018 Jonathan M. Wieczorek and Marissa Myers, husband and wife, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Bank of England. Said Mortgage was recorded on August 3, 2018 as instrument number 2018-06347 in the real property records of Pope County, Arkansas. The Mortgage was subsequently assigned to Nationstar Mortgage LLC d/b/a Mr. Cooper by virtue of an assignment dated October 18, 2019 and recorded on October 24, 2019 as instrument number 2019-08639 in the real property records of Pope 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. 888-480-2432; 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 28<sup>th</sup> day of October, 2019.

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



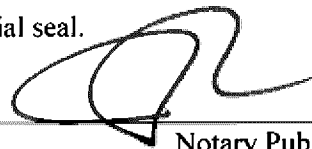
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Little Rock, AR 72202  
501-406-0855  
A LAW No. 19-022251

#### ACKNOWLEDGEMENT

STATE OF ARKANSAS                    §  
COUNTY OF PULASKI                §

On this 28<sup>th</sup> day of October, 2019, before me, the undersigned officer, personally appeared David Tyler Mills, 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:

10-06-2027

