

Date: 01/23/2020 08:30 AM

Certificate of Record  
State of Arkansas, County of Cleburne  
HEATHER SMITH, CIRCUIT CLERK  
Filed and Recorded in Cleburne County  
Fees: 20.00  
ER

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Prepared by:  
ALBERTELLI LAW  
1 INFORMATION WAY  
SUITE 201  
LITTLE ROCK, AR 72202  
(501) 406-0855  
ALAW File 19-027694

**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 March 26, 2020 at or about 12:00PM, the subject real property described herein below will be sold at the Main Entrance of the Cleburne County Courthouse, 301 West Main St., Heber Springs, AR 72543 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 Cleburne County, Arkansas more particularly described as follows:

PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW 1/4 NE 1/4) DESCRIBED AS BEGINNING AT THE SW CORNER OF THE NW 1/4 OF THE NE 1/4; THENCE NORTH 5 DEGREES 30 MINUTES WEST 624.46 FEET; THENCE NORTH 80 DEGREES 54 MINUTES EAST 436.42 FEET FOR THE POINT OF BEGINNING, CONTINUE EAST 208.71 FEET; THENCE SOUTH 5 DEGREES 30 MINUTES EAST 104.35 FEET; THENCE SOUTH 80 DEGREES 54 MINUTES WEST 208.71 FEET; THENCE NORTH 5 DEGREES 30 MINUTES WEST 104.35 FEET TO THE POINT OF BEGINNING, CONTAINING 1/2 ACRE, MORE OR LESS, IN SECTION THIRTY-ONE (31), TOWNSHIP ELEVEN (11) NORTH, RANGE NINE (9) WEST, CLEBURNE COUNTY, ARKANSAS.

Street Address: 34 Starview Lane, Tumbling Shoals, AR 72581

WHEREAS on April 14, 2010 Derrell L. Hughes, an unmarried person, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for First Arkansas Mortgage Company. Said Mortgage was recorded on April 15, 2010 as instrument number 201003452 in the real property records of Cleburne County, Arkansas. The Mortgage was subsequently assigned to Bank of America, NA, Successor

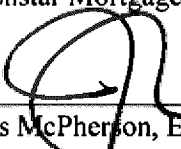
by Merger to BAC Home Loans Servicing LP, FKA Countrywide Home Loans Servicing LP by virtue of an assignment dated June 19, 2012 and recorded on June 26, 2012 as instrument number 201204179 in the real property records of Cleburne County, Arkansas. The Mortgage was subsequently assigned to Nationstar Mortgage LLC by virtue of an assignment dated July 18, 2013 and recorded on August 19, 2013 as instrument number 201305956 in the real property records of Cleburne 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. 888-850-9398; 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 22<sup>nd</sup> day of January, 2020.

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. 19-027694

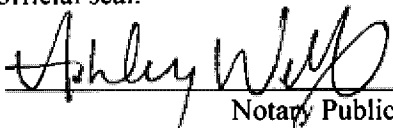
#### ACKNOWLEDGEMENT

STATE OF ARKANSAS                   §  
COUNTY OF PULASKI               §

On this 22<sup>nd</sup> day of January, 2020, 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.

My Commission Expires: 4/27/2026

  
Notary Public

