

2019083353

PULASKI CO. AR FEE \$20.00

PRESENTED

12/30/2019 2:59:13 PM

RECORDED

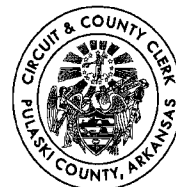
12/30/2019 03:06:48 PM

TERRI HOLLINGSWORTH

Circuit / County Clerk

BY: RUTHIE WATSON

DEPUTY RECORDER



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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 19-023922

**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 9, 2020 at or about 10:00AM, the subject real property described herein below will be sold inside the West Markham Street 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:

**LOT 21 BLOCK 72, CHENAL VALLEY, AN ADDITION TO THE CITY OF LITTLE
ROCK, PULASKI COUNTY, ARKANSAS**

Street Address: 39 Epernay Cir Little Rock AR 72223

WHEREAS on February 24, 2006 James W. Willis and Marian Willis, husband and wife, executed a Mortgage in favor of Mortgage Electronic Registration Systems Inc., as nominee for NBA Mortgage Group, a Division of National Bank of Arkansas in North Little Rock. Said Mortgage was recorded on March 7, 2006 as instrument number 2016017308 in the real property records of Pulaski County, Arkansas. The Mortgage was subsequently assigned to JPMorgan Chase Bank, National Association by virtue of an assignment dated January 2, 2013 and recorded on January 8, 2013 as instrument number 2013001979 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 December 29, 2015 and recorded on June 16, 2016 as instrument number 2016036850 in the real property records of Pulaski County, Arkansas. The Mortgage was subsequently assigned to Nationstar Mortgage LLC d/b/a Mr. Cooper by virtue of an assignment dated November 12, 2019 and recorded on November 15, 2019 as instrument number

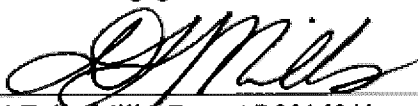
20190073851 in the real property records of Pulaski County, Arkansas. The party initiating foreclosure can be contacted at or in care of its servicer initiating foreclosure at: Nationstar Mortgage LLC d/b/a Mr. Cooper 350 Highland Dr Lewisville TX 75067 at Telephone No. (888) 480-2432; and

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 30th day of December, 2019.

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



David Tyler Mills, Esq., AR2016041
1 Information Way, Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 19-023922

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 30th day of December, 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: 0-6-2027

