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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 20-001704

**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 April 14, 2020 at or about 9:00AM, the subject real property described herein below will be sold inside the NE A. Street Entrance, second floor 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 6, BLOCK 1, ELVENDON SUBDIVISION TO BELLA VISTA VILLAGE,
ARKANSAS, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK L AT PAGE 24,
PLAT RECORDS OF BENTON COUNTY, ARKANSAS

Street Address: 4 Boxford Lane, Bella Vista, AR 72714

WHEREAS on August 2, 2006 Kasey Harrison and Robert S. Harrison III, wife and husband, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for SurePoint Lending abn First Residential Mortgage Network, Inc. Said Mortgage was recorded on August 11, 2006 in Book 2006 at Page 209012 in the real property records of Benton County, Arkansas. The Mortgage was subsequently assigned to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing LP by virtue of an assignment dated October 1, 2009 and recorded on October 2, 2009 in Book 2009 at Page 178397 in the real property records of Benton County, Arkansas. The Mortgage was subsequently assigned to Nationstar Mortgage LLC dba Mr. Cooper by virtue of an assignment dated January 23, 2020 and recorded on January 29, 2020 as instrument number L202005163 in the real property records of Benton County, Arkansas. The party initiating foreclosure can be contacted at or in care of its servicer initiating

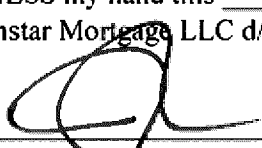
foreclosure at: Nationstar Mortgage LLC d/b/a Mr. Cooper, 350 Highland Dr, Lewisville, TX 75067 at Telephone No. (877) 450-8638; and

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 3rd day of February, 2020.

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


James McPherson, Esq., 2011038
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Little Rock, AR 72202
501-406-0855
A LAW No. 20-001704

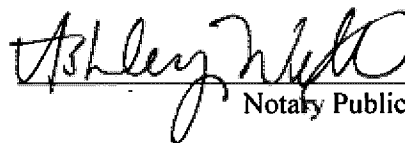
ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 3rd day of February, 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.




Notary Public

My Commission Expires: 4/27/2026