

2020-002242

I certify this instrument
was filed on:

02/05/2020 10:14:11 AM

**Myka Bono Sample
Saline County Circuit Clerk**

Pages: 2
ER

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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 19-027703

**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 13, 2020 at or about 1:00PM, the subject real property described herein below will be sold at the Main Entrance of the Saline County Courthouse, 200 N. Main St., Benton, AR 72015 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 Saline County, Arkansas more particularly described as follows:

PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER,
SECTION 15, TOWNSHIP 2 SOUTH, RANGE 15 WEST, SALINE COUNTY,
ARKANSAS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IS 4 FEET
SOUTH 09 DEGREES 37 MINUTES WEST OF THE NORTHWEST CORNER OF THE
PARKWOOD ADDITION TO BENTON, ARKANSAS, WHICH POINT IS 572.2 FEET
WEST AND 330.5 FEET SOUTH OF THE NORTHEAST CORNER OF SAID
NORTHWEST QUARTER OF THE NORTHEAST QUARTER; RUN THENCE WEST,
FOR 63 FEET; THENCE NORTH 09 DEGREES 37 MINUTES EAST, FOR 95 FEET
TO THE POINT OF BEGINNING

Street Address: 720 Parker St, Benton AR 72015

WHEREAS on June 5, 2008 Jenna Henry F/K/A Jenna Hanig Hudspeth, an unmarried person, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for The Union Bank of Benton. Said Mortgage was recorded on June 13, 2008 in Book 08 at Page 053924 in the real property records of Saline County, Arkansas. The Mortgage was subsequently assigned to Nationstar Mortgage LLC

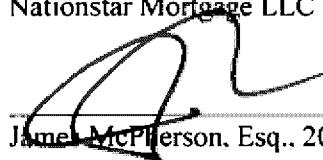
dba Mr. Cooper by virtue of an assignment dated January 17, 2020 and recorded January 24, 2020 as instrument number 2020-001470 in the real property records of Saline County, Arkansas. The party initiating foreclosure can be contacted at or in care of its servicer initiating foreclosure at: Nationstar 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 5th day of February, 2020.

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

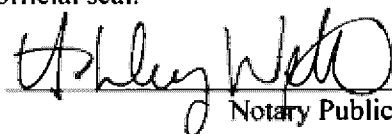

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501-406-0855
A LAW No. 19-027703

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 5th 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

