

L202002894
CERTIFICATE OF RECORD
FAULKNER CO. AR FEE \$205.00
RECORDED: 02/25/2020 10:54:40 AM
CRYSTAL TAYLOR
CIRCUIT CLERK
BY: NICOLE SPILLER, D.C.
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NON JUDICIAL
FORECLOSURE NOTICE
2 Pages

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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 19-027375

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 27, 2020 at or about 10:00AM, the subject real property described herein below will be sold at the Main Entrance of the Faulkner County Courthouse, 801 Locust Street, Conway, AR 72034 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 DAY OF SALE AND ALL TRANSFER TAXES WILL BE THE RESPONSIBILITY OF THE PURCHASER.

WHEREAS, the property secured under the Mortgage is located in Faulkner County, Arkansas more particularly described as follows:

LOT 53 QUAIL VALLEY SUBDIVISION PHASE 2-B, AS SHOWN ON PLAT OF
RECORD IN PLAT BOOK J PAGE 49, RECORDS OF FAULKNER COUNTY
ARKANSAS

Street Address: 33 Gunstock Lane Sherwood AR 72120

WHEREAS on May 23, 2011 Tracy L. Parker and Lisa A. Parker, husband and wife, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for CitiMortgage, Inc. Said Mortgage was recorded on June 1, 2011 as instrument number 2011-8546 in the real property records of Faulkner County, Arkansas. The Mortgage was subsequently assigned to CitiMortgage, Inc by virtue of an assignment dated November 4, 2016 and recorded on November 10, 2016 as instrument number 201617745 in the real property records of Faulkner County, Arkansas. The Mortgage was subsequently assigned to New Residential Mortgage, LLC by virtue of an assignment dated May 1, 2017 and recorded on May 8, 2017 as instrument number 201706963 in the real property records of Faulkner County, Arkansas. The Mortgage was subsequently assigned to Nationstar Mortgage LLC by virtue of an assignment dated July 3, 2017 and recorded on July 13, 2017 as instrument number 201710875 in the real property records of

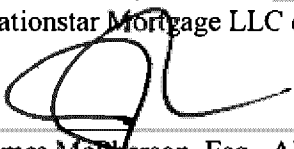
Faulkner County, Arkansas. The party initiating foreclosure can be contacted at or in care of its servicer initiating foreclosure at: Nationstar Mortgage LLC d/b/a Mr. Cooper 350 Highland Dr Lewisville TX 75067 at Telephone No. (888) 480-2432; and

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 25th day of February, 2020.

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

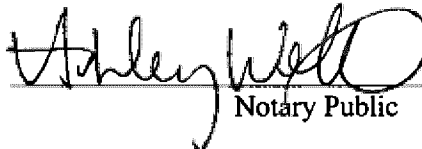

James McPherson, Esq., AR2011038
1 Information Way, Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 19-027375

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 25th 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

