

2020012641

PULASKI CO. AR FEE \$20.00

PRESENTED

2/26/2020 10:44:36 AM

RECORDED

02/26/2020 11:16:00 AM

TERRI HOLLINGSWORTH

Circuit / County Clerk

BY: STEPHANIE BESAW

DEPUTY RECORDER

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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 20-004086

**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 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:

LOTS 8, 9 AND 10 LONE PINE SUBDIVISION, IN PULASKI COUNTY, STATE OF
ARKANSAS, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 15, PAGE 18,
RECORDS OF PULASKI COUNTY, ARKANSAS.

Street Address: 5810 Karen Dr North Little Rock AR 72118

WHEREAS on July 8, 2005 Lori L. Bronson a/k/a Lori Bronson, an unmarried woman, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for PHH Mortgage Corp (fka Cendant Mortgage Corp). Said Mortgage was recorded on July 29, 2005 as instrument number 2005063820 in the real property records of Pulaski County, Arkansas. The Mortgage was subsequently assigned to CitiMortgage, Inc. by virtue of an assignment dated April 19, 2013 and recorded on April 30, 2013 as instrument number 2013032062 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 October 10, 2014 and recorded on October 13, 2014 as instrument number 2014060022 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 February 20, 2020 and recorded on

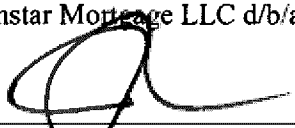
February 25, 2020 as instrument number 2020012366 in the real property records of Pulaski County, Arkansas. The party initiating foreclosure can be contacted at or in care of its servicer initiating foreclosure at: Nationstar Mortgage LLC d/b/a Mr. Cooper 350 Highland Dr Lewisville TX 75067 at Telephone No. (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 26th day of February, 2020.

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

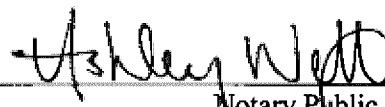

James McPherson, Esq., AR2011038
1 Information Way, Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 20-004086

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 26th 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

