



2020-10389  
Inst# 2002626  
Page 1 of 2

CERTIFICATE OF RECORD

Record Book

Filed: 07/06/2020 02:48 pm

Pages: 2 (10389-10390)

Sharp County Arkansas

Alisa Black Circuit Clerk & Recorder

By:

D.C.

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Prepared by:  
ALBERTELLI LAW  
1 INFORMATION WAY  
SUITE 201  
LITTLE ROCK, AR 72202  
(501) 406-0855  
ALAW File 20-009805

**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 September 9, 2020 at or about 2:00PM, the subject real property described herein below will be sold at the Main Entrance of the Sharp County Courthouse, 718 Ash Flat Dr, Ash Flat, AR 72530 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 Sharp County, Arkansas more particularly described as follows:

LOT THREE (3), BLOCK FOUR (4) OF WEST LAKE ADDITION TO CHEROKEE VILLAGE SUBDIVISION, ACCORDING TO A PLAT OF RECORD IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF SHARP COUNTY, ARKANSAS, RECORDED IN PLAT BOOK 3 AT PAGE 122. HAVING A PHYSICAL ADDRESS OF AND BEING COMMONLY KNOWN AS #4 WARPATH DRIVE, CHEROKEE VILLAGE, ARKANSAS 72529

Street Address: 4 Warpath Drive, Cherokee Village, AR 72529

WHEREAS on December 8, 2006 Nelson Sargsyan and Nadezhda Sargsyan, husband and wife as Joint Tenants, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Countrywide Home Loans, Inc. Said Mortgage was recorded on December 15, 2006 as document number 200609339 in Book 2006 at Page 29368 in the real property records of Sharp County, Arkansas. Said

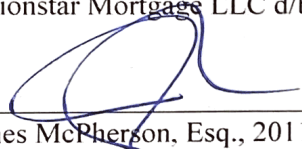
Mortgage was subsequently assigned to Nationstar Mortgage LLC d/b/a Mr. Cooper by virtue of an assignment dated December 19, 2019 and recorded on December 30, 2019 as instrument number 1905158 in Book 2019 at Page 20098 in the real property records of Sharp County, Arkansas. The party initiating foreclosure 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 15<sup>th</sup> day of July, 2020.

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

  
James McPherson, Esq., 2011038  
1 Information Way  
Suite 201  
Little Rock, AR 72202  
501-406-0855  
A LAW No. 20-009805

#### ACKNOWLEDGEMENT

STATE OF ARKANSAS  
COUNTY OF PULASKI

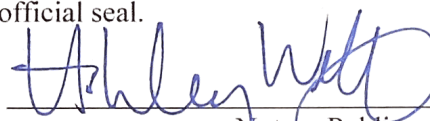
§  
§

On this 15<sup>th</sup> day of July, 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.

My Commission Expires:  
4/27/2026



  
Notary Public