

(this space left for blank for recording)

Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 20-010109

REVISEDMORTGAGEE'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**

***to reflect correct Book No.*

NOTICE IS HEREBY GIVEN that on April 7, 2021 at or about 12:00PM, the subject real property described herein below will be sold at the Main Entrance of the Garland County Courthouse, 501 Ouachita, Hot Springs, AR 71901 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 Garland County, Arkansas more particularly described as follows:

LOT 24 BLOCK 2 OF GREEN HAVEN HEIGHTS WEST SUBDIVISION
ACCORDING TO THE PLAT RECORDED IN BOOK 4 AT PAGE 36 AND AMENDED
PLAT RECORDED IN BOOK 4 AT PAGE 72 ALL OF THE PLAT RECORDS OF
GARLAND COUNTY, ARKANSAS.

Street Address: 102 Wisteria Place, Hot Springs National Park, AR 71913

WHEREAS on July 15, 2014 Raymond M. Wilkerson and Emily Wilkerson, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Nationstar Mortgage LLC. Said Mortgage was recorded on August 5, 2014 in Book 3575 at Page 910 in the real property records of Garland County, Arkansas. The Mortgage was subsequently assigned to Nationstar Mortgage LLC d/b/a Mr. Cooper by virtue of an assignment dated August 1, 2019 and recorded on August 6, 2019 in Book 4073 at Page 668 in the real property records of Garland County, Arkansas. The party initiating foreclosure can be contacted

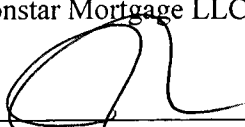
at or in care of its servicer initiating foreclosure at: Nationstar Mortgage LLC d/b/a Mr. Cooper, 350 Highland Dr, Lewisville TX 75067 at Telephone No. (877) 450-8638; and

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, specifically the installment due 11/01/2019, and each subsequent payment to date are now 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 10th day of February, 2021.

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


James McPherson, Esq., AR 2011038

1 Information Way

Suite 201

Little Rock, AR 72202

501-406-0855

A LAW No. 20-010109

ACKNOWLEDGEMENT

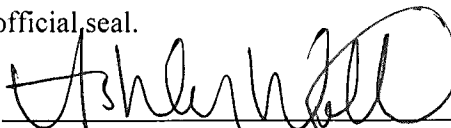
STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 10th day of February, 2021, 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

Trans: 301785

Total Fees: \$35.00

Garland County, AR

I certify this instrument was Electronically filed
on 02/10/2021 9:52AM

in DEED Book 4262 Pages 0317 - 0319

Jeannie Pike - Circuit Clerk