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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 20-012537

**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 May 10, 2021 at or about 11:00AM, 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 135, BLOCK 1, OF HAMILTON PARK ADDITION PHASE I, ACCORDING TO
THE PLAT FILED FOR RECORD IN PLAT BOOK 14, AT PAGE 124, OF THE
RECORDS OF GARLAND COUNTY, ARKANSAS

Street Address: 124 Derby Shire Pl, Hot Springs, AR 71913

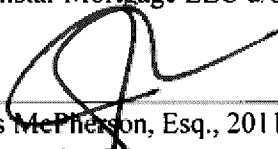
WHEREAS on April 3, 2018 Shannon Sanders, a married person and Shaun Sanders, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Primary Residential Mortgage Inc. Said Mortgage was recorded on April 5, 2018 in Book 3935 at Page 0454 in the real property records of Garland County, Arkansas. The Mortgage was subsequently assigned to Nationstar Mortgage LLC d/b/a Mr. Cooper by virtue of an assignment dated December 16, 2020 and recorded on December 23, 2020 in Book 4244 at Page 0780 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. (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, specifically the installment due 05/01/2020, 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 14 day of March, 2021.

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. 20-012537

ACKNOWLEDGEMENT

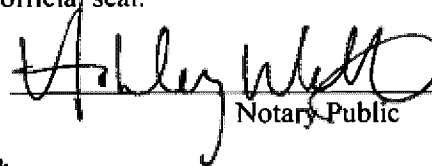
STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 1st day of March, 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: 302733
Total Fees: \$160.00

Garland County, AR
I certify this instrument was Electronically filed
on 03/02/2021 9:15AM
in DEED Book 4267 Pages 0396 - 0398
Jeannie Pike - Circuit Clerk