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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 20-012685

**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 20, 2021 at or about 10:00AM, the subject real property described herein below will be sold at the Main Entrance of the Union County Courthouse, 101 N. Washington, El Dorado, AR 71730 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 Union County, Arkansas more particularly described as follows:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 17 SOUTH, RANGE 15 WEST, AND RUN THENCE NORTH 390 FEET, THENCE WEST 630 FEET FOR A POINT OF BEGINNING OF THIS TRACT, THENCE CONTINUE WEST 100 FEET, THENCE NORTH 270 FEET, THENCE EAST 100 FEET, THENCE SOUTH 270 FEET TO THE POINT OF BEGINNING, UNION COUNTY, ARKANSAS.

Street Address: 164 Razorback Rd., El Dorado, AR 71730

WHEREAS on February 8, 2008 Sue Brashaw and William Brashaw II, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Countrywide Bank, FSB. Said Mortgage was recorded on March 3, 2008 in Book 2008 Page 3351 in the real property records of Union County, Arkansas. The Mortgage was subsequently assigned to Bank of America NA by virtue of an assignment dated May 15, 2014 and recorded on May 16, 2014 as instrument number 2014R003802 in the real property records of Union

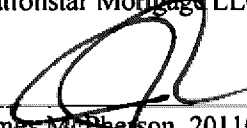
County, Arkansas. The Mortgage was subsequently assigned to Federal National Mortgage Association by virtue of an assignment dated October 10, 2014 and recorded on October 27, 2014 as instrument number 2014R008505 in the real property records of Union County, Arkansas. The Mortgage was subsequently assigned to Nationstar Mortgage LLC d/b/a Mr. Cooper by virtue of an assignment dated June 4, 2021 and recorded on June 24, 2021 as instrument number 2021R004589 in the real property records of Union 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 8950 Cypress Waters Blvd., Coppell, TX 75019 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

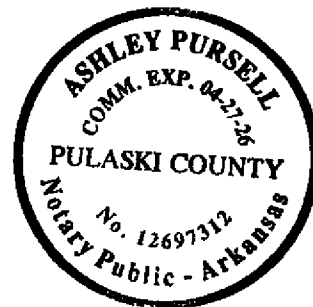
WHEREAS, the undersigned is the attorney for the mortgagee and is acting on and with the consent and authority of the mortgagee who is exercising its power of sale under Ark. Code Ann. §18-50-115 which implies a power of sale in every mortgage of real property situated in this state that is duly acknowledged and recorded; and default has occurred in the payment of said indebtedness, specifically the installment due November 1, 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 15th day of July, 2021.

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


James McPherson, 2011038
1 Information Way, Suite 201
Little Rock, AR 72202
501-406-0855
A LA W No. 20-012685

ACKNOWLEDGEMENT



STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 15th day of July, 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.



Notary Public

My Commission Expires:
04/27/2026