

**2021038990**

PULASKI CO. AR FEE \$20.00

PRESENTED

6/7/2021 8:00:23 AM

RECORDED

06/07/2021 11:15:42 AM

TERRI HOLLINGSWORTH

Circuit / County Clerk

BY: DEBORAH ABRAMOVITZ

DEPUTY RECORDER

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Prepared by:  
ALBERTELLI LAW  
1 INFORMATION WAY  
SUITE 201  
LITTLE ROCK, AR 72202  
(501) 406-0855  
ALAW File 20-013126



**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 August 9, 2021 at or about 10:00AM, the subject real property described herein below will be sold at the W. Markham St. 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:

**THE EAST 50 FEET OF LOT 1 BLOCK 4 C. E. GALLAGHER'S ADDITION TO  
THE CITY OF LITTLE ROCK PULASKI COUNTY, ARKANSAS**

Street Address: 3015 West 24<sup>th</sup> Street, Little Rock, AR 72204

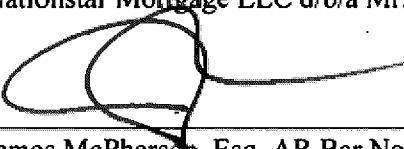
WHEREAS on June 4, 2003 Gertrude Gladney, an unmarried woman, executed a Mortgage dated June 2, 2003, in favor of CCSF, LLC. DBA Greystone Financial Group. Said Mortgage was recorded on June 19, 2003 as instrument number 2003061746 in the real property records of Pulaski County, Arkansas. The Mortgage was subsequently assigned to RBMG, INC. by virtue of an assignment dated June 2, 2003 and recorded on August 18, 2003 as instrument number 2003083122 in the real property records of Pulaski County, Arkansas. The Mortgage was subsequently assigned to Mortgage Electronic Registration Systems, Inc. by virtue of an assignment dated November 2, 2006 and recorded on November 15, 2006 as instrument number 2006089587 in the real property records of Pulaski County, Arkansas. The Mortgage was subsequently assigned to Homeward Residential, Inc., f/k/a American Home Mortgage Servicing, Inc. by virtue of an assignment dated September 10, 2012 and recorded on September 14, 2012 as instrument number 2012059199 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

October 2, 2020 and recorded on October 8, 2020 as instrument number 2020066638 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. (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 4<sup>th</sup> day of June, 2021.  
Nationstar Mortgage LLC d/b/a Mr. Cooper, by its attorney-in-fact, Albertelli Law

  
\_\_\_\_\_  
James McPherson, Esq. AR Bar No. 2011038  
1 Information Way  
Suite 201  
Little Rock, AR 72202  
501-406-0855  
A LAW No. 20-013126

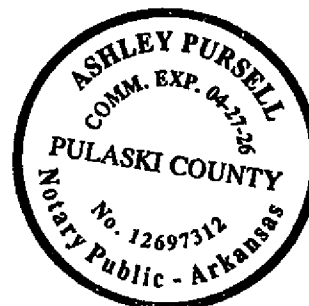
ACKNOWLEDGEMENT

STATE OF ARKANSAS           §  
COUNTY OF PULASKI       §

On this 4<sup>th</sup> day of June, 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: 4-27-26



  
\_\_\_\_\_  
Notary Public