

File# 2021-00032496

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Prepared by:
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1 INFORMATION WAY
SUITE 201
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(501) 406-0855
ALAW File 21-004961

**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 November 9, 2021 at or about 11:30AM, the subject real property described herein below will be sold inside of the second floor Main Entrance of the Washington County Courthouse, 280 N. College Ave., #302, Fayetteville, AR 72701 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 Washington County, Arkansas more particularly described as follows:

ALL THAT PARCEL OF LAND IN CITY OF SPRINGDALE, WASHINGTON COUNTY, STATE OF ARKANSAS, AS DESCRIBED IN DEED INST # 2005-44544, ID# 815-21636-000, BEING KNOWN AND DESIGNATED AS LOT 15, BLOCK "B", ELMDALE TERRACE SUBDIVISION, SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, AS PER PLAT OF SAID SUBDIVISION ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX- OFFICIAL RECORDER OF WASHINGTON COUNTY, ARKANSAS.

Street Address: 700 Hinshaw Street, Springdale, AR 72762

WHEREAS on June 18, 2007 Pepper McTyre and Charles Heck, as joint tenants, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Indymac Bank, F.S.B., a federally

chartered savings bank. Said Mortgage was recorded on July 2, 2007 as file number 2007-00025216 in the real property records of Washington County, Arkansas. The Mortgage was subsequently assigned to Ocwen Loan Servicing, LLC by virtue of an assignment dated September 28, 2015 and recorded on October 14, 2015 as file number 2015-00029244 in the real property records of Washington County, Arkansas. The Mortgage was subsequently assigned to Nationstar Mortgage LLC by virtue of an assignment dated May 5, 2016 and recorded on May 5, 2016 as file number 2016-00012227 in the real property records of Washington 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 September 1, 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.

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WITNESS my hand this 23rd day of August, 2021. Nationstar Mortgage LLC d/b/a Mr. Cooper,
by its attorney-in-fact, Albertelli Law



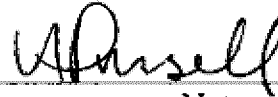
James McPherson, Esq., 2011038
1 Information Way, Suite 201
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501-406-0855
A LAW No. 21-004961

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 23rd day of August, 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:

4-27-23



Washington County, AR
I certify this instrument was filed on
8/24/2021 8:46:09 AM
and recorded in REAL ESTATE

File# 2021-00032496
Kvle Sylvester - Circuit Clerk

