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Prepared by:  
ALBERTELLI LAW  
1 INFORMATION WAY  
SUITE 201  
LITTLE ROCK, AR 72202  
(501) 406-0855  
ALAW File 19-027701

**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 January 3, 2022 at or about 2:00PM, the subject real property described herein below will be sold at the Main Entrance of the Cleburne County Courthouse, 301 West Main St., Heber Springs, AR 72543 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 Cleburne County, Arkansas more particularly described as follows:

LOTS FOUR (4) AND (5) WESTPARK SUBDIVISION, CLEBURNE COUNTY,  
ARKANSAS.

Street Address: 6 Driftwood Ln, Heber Springs, AR 72543

WHEREAS on May 17, 2011 Thomas Russell Olmstead and Jessica Olmstead, MARRIED MAN, executed a Mortgage in favor of JPMorgan Chase Bank, N.A. The Mortgage was recorded on June 1, 2011 as instrument number 201104977 in the real property records of Cleburne County, Arkansas. Said Mortgage was subsequently assigned to Federal National Mortgage Association by virtue of an assignment dated August 26, 2016 and recorded on September 29, 2016 as instrument number 201605074 in the real property records of Cleburne County, Arkansas. A corrective assignment dated September 29, 2016 to Federal National Mortgage Association was recorded on October 11, 2016 as instrument number 201605326 in the real property records of Cleburne County, Arkansas. Said Mortgage was subsequently assigned to Nationstar Mortgage LLC d/b/a Mr. Cooper by virtue of an assignment dated July 5, 2019 and recorded on July 8, 2019 as instrument number 201903908 in the real property records of Cleburne 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 February 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 25<sup>th</sup> day of October, 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. 19-027701

#### ACKNOWLEDGEMENT



STATE OF ARKANSAS §  
COUNTY OF PULASKI §

On this 25<sup>th</sup> day of October, 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: 7/25/2024

Mary Gray  
Notary Public