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Prepared by:  
ALBERTELLI LAW  
1 INFORMATION WAY  
SUITE 201  
LITTLE ROCK, AR 72202  
(501) 406-0855  
ALAW File 22-000372

**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 31, 2022, at or about 9:00AM, the subject real property described herein below will be sold at the Main Entrance of the Benton County Courthouse, 102 Northeast A St., Bentonville, AR 72712 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 Benton County, Arkansas more particularly described as follows:

ALL THAT PARCEL OF LAND IN CITY OF ROGERS, BENTON COUNTY, STATE OF ARKANSAS, AS MORE FULLY DESCRIBED IN DEED BOOK 98, PAGE 7298, ID# 18-07407-000, BEING KNOWN AND DESIGNATED AS PART OF THE SW 1/4 OF THE NW 1/4 OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS NORTH 89 DEGREES 34 MINUTES EAST 770.58 FEET FROM THE SW CORNER OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 12; THENCE NORTH 70 DEGREES 53 MINUTES EAST 495.38 FEET; THENCE SOUTH 29 DEGREES 50 MINUTES EAST 158.93 FEET; THENCE SOUTH 00 DEGREES 04 MINUTES WEST 20.25 FEET; THENCE SOUTH 89 DEGREES 34 MINUTES WEST 547.11 FEET TO THE POINT OF BEGINNING; AS SHOWN AS TRACT "A" OF PLAT RECORD "X" AT PAGE 17.

SUBJECT PROPERTY COMMONLY KNOWN AS: 13103 KIMBERLYN HILLS LN.,  
ROGERS, AR 72756

BY FEE SIMPLE DEED FROM KIM TAYLOR, HUSBAND AND WIFE AND LONNIE R.  
TAYLOR AS SET FORTH ON BOOK 98 PAGE 7298 DATED 01/28/1998 AND RECORDED  
01/29/1998, BENTON COUNTY RECORDS, STATE OF ARKANSAS.

Street Address: 13103 Kimberlyn Hills Ln., Rogers, AR 72756

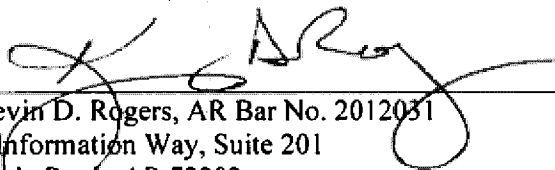
WHEREAS on December 26, 2013, Arleta Y. Taylor, a single person, now deceased, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Citibank, N.A. Said Mortgage was recorded on January 6, 2014, in Book 2014 at Page 1494 in the real property records of Benton County, Arkansas. The Mortgage was subsequently assigned to CitiMortgage, Inc. by virtue of an assignment dated August 29, 2017, and recorded on September 6, 2017, in Book 2017 at Page 187033 in the real property records of Benton County, Arkansas. The Mortgage was subsequently assigned to Mortgage Electronic Registration Systems, Inc., a Delaware Corporation by virtue of an assignment dated December 18, 2017, and recorded on December 18, 2017, as instrument number L2017065551 in the real property records of Benton County, Arkansas. The Mortgage was subsequently assigned to Nationstar Mortgage LLC D/B/A Mr. Cooper by virtue of an assignment dated February 1, 2022 and recorded on February 9, 2022 as instrument number L202208604 in the real property records of Benton 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. (877) 450-8638; 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, 2021, 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.

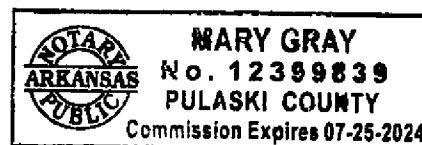
WITNESS my hand this 15 day of MARCH, 2022.

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

  
\_\_\_\_\_  
Kevin D. Rogers, AR Bar No. 2012031  
1 Information Way, Suite 201  
Little Rock, AR 72202  
501-406-0855  
A LAW No. 22-000372

ACKNOWLEDGEMENT

STATE OF ARKANSAS           §  
COUNTY OF PULASKI       §

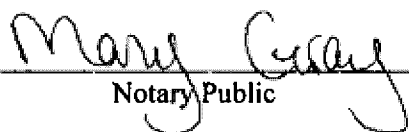


On this 15 day of March, 2022, before me, the undersigned officer, personally appeared, Kevin D. Rogers, known to me to be the person who subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission Expires:

7/25/2024

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



CERTIFICATE OF RECORD  
STATE OF ARKANSAS, COUNTY OF BENTON  
I hereby certify that this instrument was  
Filed and Recorded in the Official Records  
in **Doc Num L202216903**  
**03/15/2022 01:08:27 PM**  
Brenda DeShields  
BENTON COUNTY Circuit Clerk & Recorder