

CERTIFICATE OF RECORD
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POPE COUNTY, ARKANSAS
RACHEL L. OERTLING
MADISON RAGLAND, D.C.
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Prepared by:
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SUITE 201
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ALAW File 22-004315

**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 19, 2022, at or about 1:00PM, the subject real property described herein below will be sold at the Main Entrance of the Pope County Courthouse, 100 W. Main, Russellville, AR 72801 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 Pope County, Arkansas more particularly described as follows:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF POPE, STATE OF ARKANSAS, AND IS DESCRIBED AS FOLLOWS;

TRACT 1: PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 18 WEST, TO THE CITY OF ATKINS, POPE COUNTY ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID WEST HALF OF THE NORTHEAST QUARTER; THENCE NORTH 310 FEET; THENCE WEST 710 FEET TO THE TRUE POINT OF BEGINNING; THENCE N 01 DEGREES 01 MINUTES 20 SECONDS WEST, 177 FEET; THENCE WEST 27.67 FEET; THENCE SOUTH 26 DEGREES 10 MINUTES 47 SECONDS WEST, 60 FEET; THENCE WEST 106.27 FEET; THENCE SOUTH 01 DEGREES 01 MINUTES 20 SECONDS EAST, 125.84 FEET; THENCE EAST 160 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT: A PART OF W 1/2 OF THE NE 1/4 OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 18 WEST, ATKINS, POPE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SE CORNER OF SAID W 1/2 OF THE NE 1/4; THENCE NORTH, 310.00 FEET; THENCE WEST 710.00 FEET THENCE N 01 DEGREES 01 MINUTES 20 SECONDS W, 177.00 FEET; THENCE WEST 27.67 FEET; THENCE S 26 DEGREES 25 MINUTES 20 SECONDS W, 57.10 FEET; THENCE WEST 43.25 FEET TO A POINT ON THE CENTERLINE OF A CREEK AND THE POINT OF BEGINNING; THENCE S 59 DEGREES 33 MINUTES 40 SECONDS W, ALONG SAID CENTERLINE, 32.25 FEET; THENCE N 86 DEGREES 08 MINUTES 40 SECONDS W, ALONG SAID CENTERLINE, 34.70 FEET TO A POINT ON THE CENTERLINE OF STATE HIGHWAY NO 105; THENCE N 01 DEGREES 01 MINUTES 20 SECONDS W, ALONG SAID CENTERLINE 14.00 FEET; THENCE EAST, 62.65 TO THE POINT OF BEGINNING.

TRACT 2: A PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 7 NORTH RANGE 18 WEST, ATKINS, POPE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID WEST 1/2 OF THE NORTHEAST 1/4; THENCE NORTH 310.00 FEET; THENCE WEST, 710.00 FEET; THENCE NORTH 01 DEGREES 01 MINUTES 20 SECONDS WEST, 177.00 FEET; THENCE WEST 27.67 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 26 DEGREES 25 MINUTES 20 SECONDS WEST, 57.10 FEET; THENCE WEST, 43.35 FEET TO A POINT ON THE CENTERLINE OF A CREEK; THENCE NORTH 59 DEGREES 33 MINUTES 40 SECONDS EAST ALONG SAID CENTERLINE, 35.65 FEET; THENCE NORTH 41 DEGREES 15 MINUTES 05 SECONDS EAST, ALONG SAID CENTERLINE, 44.00 FEET; THENCE EAST, 9.00 FEET TO THE POINT OF BEGINNING.

Street Address: 401 Se 11th St., Atkins, AR 72823

WHEREAS on September 18, 2009, Lee G. Patterson, single man as his sole and separate property, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Liberty Bank of Arkansas-North Central said Mortgage was recorded on September 21, 2009, in Miscellaneous Book 2009-52 at Page 211 and re-recorded on November 12, 2009, in Miscellaneous Book 2009-62 at Page 31 in the real property records of Pope County, Arkansas. The Mortgage was subsequently assigned to Nationstar Mortgage LLC d/b/a Mr. Cooper by virtue of an assignment dated April 28, 2022, and recorded on May 4, 2022, as instrument number 2022-04026 in the real property records of Pope 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

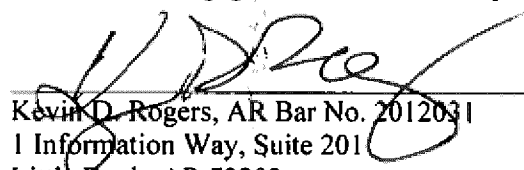
WHEREAS there may be tenants that claim an interest in the real property herein based upon said tenancy; and

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 December 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 14 day of June, 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. 22-004315

ACKNOWLEDGEMENT

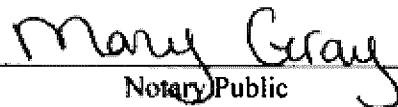
STATE OF ARKANSAS
COUNTY OF PULASKI

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On this 14 day of June, 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.


Notary Public

My Commission Expires: 7/25/2024