



2022004320

GREENE CO, AR FEE \$25.00

PRESENTED: 05-25-2022 09:48:55 AM

RECORDED: 05-25-2022 09:48:55 AM

JAN GRIFFITH

CIRCUIT CLERK

BY: CHEVONNA GASSAWAY

DEPUTY CLERK

NOTICE OF DEFAULT

3 Pages

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Prepared by:  
ALBERTELLI, LAW  
1 INFORMATION WAY  
SUITE 201  
LITTLE ROCK, AR 72202  
(501) 406-0855  
ALAW File 22-004403

**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 4, 2022, at or about 12:00PM, the subject real property described herein below will be sold at the Main Entrance of the Greene County Courthouse, 320 W. Court Street, Paragould, AR 72450 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 Greene County, Arkansas more particularly described as follows:

THAT PART OF BLOCK 1 OF MARSH AND RANDOL'S ADDITION TO THE TOWN OF MARMADUKE, ARKANSAS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID BLOCK 1 OF SAID MARSH AND RANDOL'S ADDITION TO MARMADUKE, ARKANSAS, AND RUN THENCE SOUTH 100 FEET TO A STAKE, THENCE WEST 75 FEET, THENCE NORTH 100 FEET TO THE NORTH LINE OF SAID BLOCK 1 OF SAID ADDITION, THENCE EAST 75 FEET TO THE PLACE OF BEGINNING.

Street Address: 509 N 2nd St., Marmaduke, AR 72443

WHEREAS on March 1, 2006, Bradley S. Morrisett and Felicia Morrisett, as husband and wife, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for NetBank. said

Mortgage was recorded on March 2, 2006, as instrument number 200601868 in the real property records of Greene County, Arkansas. The Mortgage was subsequently assigned to JPMorgan Chase Bank, National Association by virtue of an assignment dated December 17, 2012, and recorded on January 8, 2013, as instrument number 201300190 in the real property records of Greene County, Arkansas. The Mortgage was subsequently assigned to Federal National Mortgage Association by virtue of an assignment dated October 11, 2016, and recorded on October 24, 2016, as instrument number 201607687 in the real property records of Greene County, Arkansas. The Mortgage was subsequently assigned to Nationstar Mortgage LLC D/B/A Mr. Cooper by virtue of an assignment dated June 4, 2019, and recorded on June 10, 2019, as instrument number 201903916 in the real property records of Greene 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

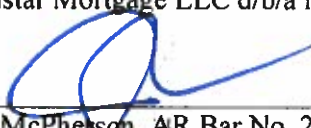
WHEREAS there may be tenants that claim an interest in the real property herein based upon said tenancy; and

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 December 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.

**\*\*THIS SPACE IS INTENTIONALLY LEFT BLANK\*\***

WITNESS my hand this 23rd day of May, 2022.

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

  
James McPherson, AR Bar No. 2011038  
1 Information Way, Suite 201  
Little Rock, AR 72202  
501-406-0855  
A LAW No. 22-004403

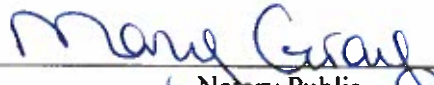
ACKNOWLEDGEMENT



STATE OF ARKANSAS §  
COUNTY OF PULASKI §

On this 23 day of May, 2022, 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: 7/25/2024