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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 22-008329

**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 21, 2022, at or about 12:00PM, the subject real property described herein below will be sold at the Main Entrance of the Clark County Courthouse, Courthouse Square, Arkadelphia, AR 71923 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 Clark County, Arkansas more particularly described as follows:

ALL THAT PORTION OF THE SW1/4 SW1/4 OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 23 WEST, CLARK COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SW1/4 SW1/4; THENCE ALONG NORTH LINE THEREOF SOUTH 89 DEGREES 13' EAST 526.19 FEET TO CENTERLINE OF STATE HIGHWAY NO. 182; THENCE ALONG SAID CENTERLINE SOUTH 14 DEGREES 10' 32" EAST 130.84 FEET TO THE BEGINNING OF A 400 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE 19 DEGREES 03' 38" AN ARC DISTANCE OF 133.07 FEET (CHORD BEARS SOUTH 04 DEGREES 38' 43" EAST 132.45 FEET); THENCE SOUTH 04 DEGREES 53' 06" WEST 136.68 FEET; THENCE LEAVING SAID CENTERLINE NORTH 89 DEGREES 14' 47" WEST 571.87 FEET TO WEST LINE OF SAID SW1/4 SW1/4 MARKED WITH 1/2" REBAR AND CAP PS 902; THENCE

WITH A FENCE NORTH 02 DEGREES 06' 39" EAST 395.0 FEET TO THE POINT OF BEGINNING.

Street Address: 519 N Main St Amity AR 71921

WHEREAS on June 12, 2017, John D. Prince and wife, Rebecca Prince, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Primary Residential Mortgage, Inc. said Mortgage was recorded on June 19, 2017, as instrument number 2017R-01801 in the real property records of Clark County, Arkansas. The Mortgage was subsequently assigned to Nationstar Mortgage LLC d/b/a Mr. Cooper by virtue of an assignment dated March 4, 2020, and recorded on March 11, 2020, as instrument number 2020R-00678 in the real property records of Clark County, Arkansas. The party initiating foreclosure can be contacted at or in care of its servicer initiating foreclosure at: Nationstar Mortgage LLC 350 Highland Drive Lewisville TX 75067-4177 at Telephone No. 888-480-2432; and

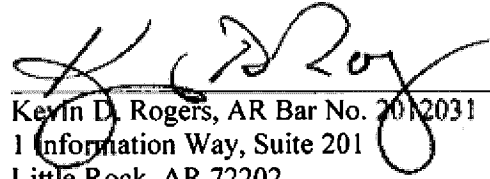
WHEREAS there may be tenants that claim an interest in the real property herein based upon said tenancy; and

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 June 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 15 day of September 2022.

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

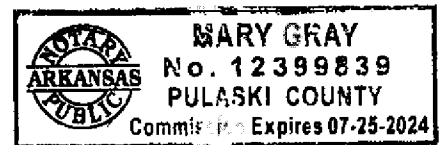


Kevin D. Rogers, AR Bar No. 2012031
1 Information Way, Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 22-008329

ACKNOWLEDGEMENT

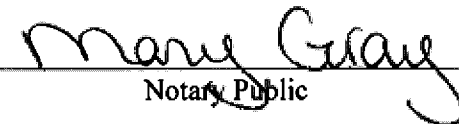
STATE OF ARKANSAS
COUNTY OF PULASKI

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On this 15 day of September 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