

**L202210522**  
**BAXTER CO. AR FEE \$205.00**  
**PRESENTED & RECORDED**  
**09/28/2022 15:47:52**  
**CANDA REESE**  
**COUNTY AND CIRCUIT CLERK**  
**BY: AMANDA SCHILLING**  
**DEPUTY**  
**FORECLOSURE**  
**2 Pages**

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Prepared by:  
ALBERTELLI LAW  
1 INFORMATION WAY  
SUITE 201  
LITTLE ROCK, AR 72202  
(501) 406-0855  
ALAW File 22-005582

**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 December 7, 2022 at or about 10:00AM, the subject real property described herein below will be sold at the Main Entrance of the Baxter County Courthouse, One East 7th, Mtn. Home, AR 72653 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 Baxter County, Arkansas more particularly described as follows:

THE SOUTH 115 FEET OF LOT 10, GLENDA ANN JUSTIS ADDITION, TO THE  
CITY OF MOUNTAIN HOME, AS SHOWN BY THE RECORDED PLAT THEREOF.

Street Address: 514 Justis St Mountain Home AR 72653

WHEREAS on June 13, 2008, Shirl M. Brannan and Bonnie Brannan, husband and wife, executed a Mortgage in favor of First National Bank & Trust Co. Said Mortgage was recorded on June 18, 2008 as instrument number 6125-2008 in the real property records of Baxter County, Arkansas. The Mortgage was subsequently assigned to Taylor, Bean & Whitaker Mortgage Corp. by virtue of an assignment dated June 13, 2008 and recorded on July 14, 2008 as instrument number 7020-2008 in the real property records of Baxter County, Arkansas. The Mortgage was subsequently assigned to Mortgage Electronic Registration Systems, Inc. As Nominee for Cenlar Federal Savings Bank by virtue of an assignment dated February 24, 2012 and recorded on April 13, 2012 as instrument number 2924-2012 in the real property records of Baxter County, Arkansas. The Mortgage was subsequently assigned to Nationstar Mortgage LLC d/b/a Mr. Cooper by virtue of an assignment dated June 30, 2012 and recorded on July 12, 2022 as instrument number L202207600 in the real property records of Baxter County, Arkansas. The party initiating foreclosure can

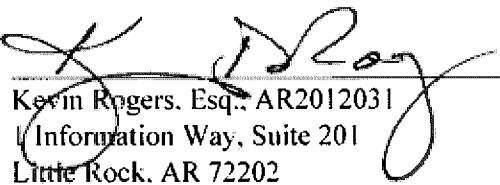
be contacted at or in care of its servicer initiating foreclosure at: Nationstar Mortgage LLC d/b/a Mr. Cooper 350 Highland Drive Lewisville TX 75067-4177 at Telephone No. 888-480-2432; and

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 July 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 28 day of Sept, 2022.

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

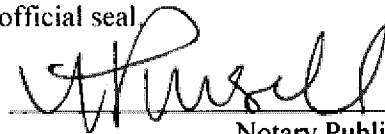
  
Kevin Rogers, Esq., AR2012031  
Information Way, Suite 201  
Little Rock, AR 72202  
501-406-0855  
A LAW No. 22-005582

#### ACKNOWLEDGEMENT

STATE OF ARKANSAS §  
COUNTY OF PULASKI §

On this 28<sup>th</sup> day of September, 2022, before me, the undersigned officer, personally appeared Kevin 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: 4-27-26

