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Prepared by:  
ALBERTELLI LAW  
1 INFORMATION WAY  
SUITE 201  
LITTLE ROCK, AR 72202  
(501) 406-0855  
ALAW File 22-011942

**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 February 10, 2023 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:

TRACT 1:

THE N 1/4 OF THE NE 1/4 OF THE NE 1/4 OF SECTION 32, TOWNSHIP 21 NORTH, RANGE 27 WEST, 5TH PRINCIPAL MERIDIAN BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NE CORNER OF SAID SECTION 32, A SET 1/2" REBAR PIN, THENCE ALONG THE EAST LINE THEREOF, S 00 DEGREES 38'16" W 332.23 FEET, TO THE SE CORNER OF SAID N 1/4 OF THE NE 1/4; THENCE ALONG THE SOUTH LINE THEREOF, N 88 DEGREES 01'36" W 1320.87 FEET, TO THE SW CORNER THEREOF, A SET 1/2 INCH REBAR PIN; THENCE ALONG THE WEST LINE THEREOF, N 00 DEGREES 37'17" E 333.33 FEET, TO THE NW CORNER THEREOF, A SET 1/2 INCH REBAR PIN; THENCE ALONG THE

NORTH LINE THEREOF, S 87 DEGREES 58'45" E 1320.99 FEET, TO THE POINT OF BEGINNING, CONTAINING 10.09 ACRES, MORE OR LESS, AS SHOWN ON PLAT OF SURVEY FILED FOR RECORD NOVEMBER 10, 2009, IN THE PLAT RECORD BOOK 2009 AT PAGE 554 IN THE OFFICE OF THE CIRCUIT CLERK & EX-OFFICIO RECORDER, BENTON COUNTY, ARKANSAS.

TRACT 2:

THE S 1/2 OF TRACT 18, ALSO BEING THE S 1/4 OF THE N 1/2 OF THE NE 1/4 OF THE NE 1/4 OF SECTION 32, TOWNSHIP 21 NORTH, RANGE 27 WEST, 5TH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SE CORNER OF SAID S 1/4 OF THE N 1/2 OF THE NE 1/4 OF THE NE 1/4, A SET 1/2 INCH REBAR PIN; THENCE ALONG THE SOUTH LINE THEREOF, N 88 DEGREES 04'26" W 1320.75 FEET, TO THE SW CORNER THEREOF, AS SET 1/2 INCH REBAR PIN; THENCE ALONG THE WEST LINE THEREOF, N 00 DEGREES 37'17" E 166.66 FEET TO THE NW CORNER THEREOF; THENCE ALONG THE NORTH LINE THEREOF, S 88 DEGREES 03'01" E 1320.81 FEET TO THE NE CORNER THEREOF; THENCE ALONG THE EAST LINE THEREOF, S 00 DEGREES 38'16" W 166.11 FEET, TO THE POINT OF BEGINNING, CONTAINING 5.044 ACRES, MORE OR LESS, AS SHOWN ON PLAT OF SURVEY FILED FOR RECORD NOVEMBER 10, 2009, IN PLAT RECORD BOOK 2009 AT PAGE 554 IN THE OFFICE OF THE CIRCUIT CLERK & EX-OFFICIO RECORDER BENTON COUNTY, ARKANSAS.

TRACT 3:

THE N 1/2 OF TRACT 18, SAID TRACT AS SHOWN ON PLAT FIELD FOR RECORD IN SURVEY PLAT BOOK 17 AT PAGE 274 IN THE OFFICE OF THE CIRCUIT CLERK & EX-OFFICIO RECORDER IN AND FOR BENTON COUNTY, ARKANSAS, ALSO BEING THE N 1/2 OF THE S 1/2 OF THE N 1/2 OF THE NE 1/4 OF THE NE 1/4 OF SECTION 32, TOWNSHIP 21 NORTH, RANGE 27, 5TH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NW CORNER THEREOF, A SET 1/2 INCH REBAR PIN; THENCE ALONG THE NORTH LINE THEREOF, S 88 DEGREES 01'36" E 1320.87 FEET, TO A SET 1/2 INCH REBAR PIN; THE NE CORNER THEREOF; THENCE ALONG THE EAST LINE THEREOF, S 00 DEGREES 38'16" W 166.11 FEET, TO THE SE CORNER THEREOF; THENCE ALONG THE SOUTH LINE THEREOF; N 88 DEGREES 03'01" W 1320.81 FEET, TO THE SW CORNER THEREOF; THENCE; THENCE ALONG THE WEST LINE THEREOF, N 00 DEGREES 37'17" E 166.66 FEET TO THE POINT OF BEGINNING, CONTAINING 5.044 ACRES, MORE OR LESS AS SHOWN ON PLAT OF SURVEY FILED FOR RECORD NOVEMBER 10, 2009, IN PLAT RECORD BOOK 2009 AT PAGE 172 IN THE OFFICE OF THE CIRCUIT CLERK & EX-OFFICIO RECORDER, BENTON COUNTY, ARKANSAS.

## TRACT 4:

THE N 1/2 OF THE N 1/2 OF THE S 1/2 OF THE NE 1/4 OF THE NE 1/4 OF SECTION 32, TOWNSHIP 21 NORTH RANGE 27 WEST, 5TH PRINCIPAL MERIDIAN, BENTON COUNTY ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NW CORNER THEREOF A SET 1/2 INCH REBAR PIN; THENCE ALONG THE NORTH LINE THEREOF, S 88 DEGREES 04'26" E 1320.75 FEET, TO A SET 1/2 INCH REBAR PIN, THE NE CORNER THEREOF; THENCE ALONG THE EAST LINE THEREOF, S 00 DEGREES 38'16" W 166.11 FEET, TO A SET 1/2 INCH REBAR PIN, THE SW CORNER THEREOF; THENCE ALONG THE SOUTH LINE THEREOF, N 88 DEGREES 05'52" W 1320.69 FEET TO THE SW CORNER THEREOF; THENCE ALONG THE WEST LINE THEREOF, N 00 DEGREES 37'17" E 166.66 FEET, TO THE POINT OF BEGINNING, CONTAINING 5.044 ACRES, MORE OR LESS.  
Street Address: 22898 Spider Creek Rd Garfield AR 72732

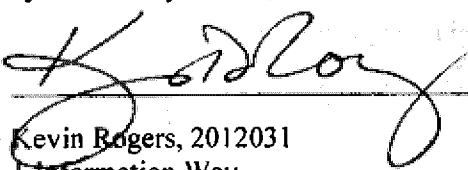
WHEREAS on February 11, 2020, Brandon Hixson and April Roflow, Husband and Wife, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Open Mortgage, LLC said Mortgage was recorded on February 12, 2020 as instrument number L202007915 in the real property records of Benton County, Arkansas. Mortgage was subsequently assigned to Nationstar Mortgage LLC by virtue of an assignment dated February 3, 2022, and recorded on February 7, 2022, as instrument number L202207448 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 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 May 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.

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

WITNESS my hand this 1 day of Dec, 2022. Nationstar Mortgage LLC d/b/a Mr. Cooper,  
by its attorney-in-fact, Albertelli Law



Kevin Rogers, 2012031  
1 Information Way  
Suite 201  
Little Rock, AR 72202  
501-406-0855  
A LAW No. 22-011942

ACKNOWLEDGEMENT

STATE OF ARKANSAS §  
COUNTY OF PULASKI §

On this 1st day of December, 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





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 L202275014**  
**12/02/2022 11:49:01 AM**  
Brenda DeShields  
BENTON COUNTY Circuit Clerk & Recorder