



2022008967

GREENE CO, AR FEE \$25.00

PRESENTED: 11-14-2022 09:36:56 AM

RECORDED: 11-14-2022 09:36:56 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 22-008157

**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 January 19, 2023, 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:

THE FOLLOWING LANDS LYING IN GREENE COUNTY, ARKANSAS, TO-WIT:

THAT PART OF LOT 4 OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 17 NORTH, RANGE 5 EAST, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 4, RUN THENCE SOUTH 1 DEGREE 20 MINUTES WEST 605.1 FEET, RUN THENCE NORTH 81 DEGREES 52 MINUTES WEST 676.5 FEET TO THE TRUE POINT OF BEGINNING, RUN THENCE NORTH 81 DEGREES 52 MINUTES WEST 149.7 FEET, RUN THENCE NORTH 14 DEGREES 47 MINUTES EAST 49.6 FEET, RUN THENCE NORTH 77 DEGREES 05 MINUTES WEST 188.3 FEET, RUN THENCE SOUTH 1 DEGREE 44 MINUTES WEST 214.5 FEET, RUN THENCE SOUTH 80 DEGREES 20 MINUTES EAST 294.9 FEET TO THE WEST LINE OF TWIN LAKE DRIVE,

RUN THENCE NORTH 8 DEGREES 11 MINUTES WEST ALONG SAID WEST LINE 33.1 FEET, RUN THENCE NORTH 18 DEGREES 14 MINUTES EAST ALONG SAID WEST LINE 126.2 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 1.30 ACRES, MORE OR LESS. SUBJECT TO ALL UTILITY EASEMENTS, BEING LOTS 9 AND 10 OF A PLAT OF SURVEY BY MARVIN R. JERNIGAN OF THE LANDS DESCRIBED IN DEED BOOK 277 PAGE 355.

Street Address: 255 Twin Lake Drive Paragould AR 72450

WHEREAS on August 25, 2006, Bobby D. Pinkston and Marva L. Pinkston, Deceased, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc. acting solely as nominee for Taylor, Bean & Whitaker Mortgage Corp. said Mortgage was recorded on September 1, 2006, as instrument number 200608287 in the real property records of Greene County, Arkansas. Said Mortgage was subsequently assigned to Nationstar Mortgage LLC. by virtue of an assignment dated August 31, 2022 and recorded on September 26, 2022, as instrument number 2022007647 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 350 Highland Drive Lewisville TX 75067-4177 at Telephone No. 888-480-2432; and

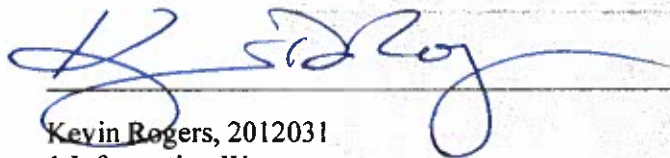
WHEREAS, there may be tenants that claim an interest in the real property herein based upon said tenancy; and

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 November 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.

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WITNESS my hand this 8 day of Nov, 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. 22-008157



ACKNOWLEDGEMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

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On this 8th day of November, 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