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Prepared by:
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1 INFORMATION WAY
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(501) 406-0855
ALAW File 22-013662

**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 24, 2023 at or about 2:30PM, the subject real property described herein below will be sold at the Main Entrance of the Craighead County Courthouse, 511 S. Main St., Jonesboro, AR 72401 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 Craighead County, Arkansas more particularly described as follows:

LOT 12 OF BLOCK "C" OF VIKING ADDITION TO THE CITY OF JONESBORO,
ARKANSAS.

Street Address: 1717 National Road Jonesboro AR 72401

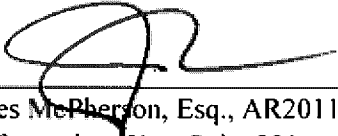
WHEREAS on January 20, 2006 Jerry O. Crump Sr. and Joyce Crump, as husband and wife, Jerry O. Crump II, and Billie Jo Crump, as husband and wife, executed a Mortgage in favor of First Community Bank. Said Mortgage was recorded on January 30, 2006 in MTG Book 1192 at Page 914 in the real property records of Craighead County, Arkansas. The Mortgage was subsequently assigned to Washington Mutual Bank, FA by virtue of an assignment dated January 20, 2006 and recorded on January 30, 2006 in MTG Book 1192 at Page 926 in the real property records of Craighead County, Arkansas. The Mortgage was subsequently assigned to JPMorgan Chase Bank, National Association by virtue of an assignment dated June 9, 2021 and recorded on June 14, 2021 as instrument number 2021R-014325 in the real property records of Craighead County, Arkansas. The Mortgage was subsequently assigned to Community Loan Servicing, LLC by virtue of an assignment dated June 9, 2021 and recorded on June 14, 2021 as instrument number 2021R-014326 in the real property records of Craighead County, Arkansas. The Mortgage was

subsequently assigned to Nationstar Mortgage LLC by virtue of an assignment dated June 25, 2022 and recorded on June 27, 2022 as instrument number 2022R-014326 in the real property records of Craighead 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 August 1, 2022, 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 21st day of December, 2022.
Nationstar Mortgage LLC, by its attorney-in-fact, Albertelli Law


James McPherson, Esq., AR2011038
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501-406-0855
A LAW No. 22-013662

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 21st day of December, 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: 4-27-26

