



2023000484

GREENE CO, AR FEE \$20.00

PRESENTED: 01-24-2023 08:53:39 AM

RECORDED: 01-24-2023 08:53:39 AM

LESA GRAMLING

CIRCUIT CLERK

BY: SAMANTHA FLANERY

DEPUTY CLERK

NOTICE OF DEFAULT

2 Pages

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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 22-012398

**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 March 28, 2023 at or about 10:00AM, 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:

TRACT 1: THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 17 NORTH, RANGE 5 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, RUN THENCE EAST 50 FEET TO THE EAST RIGHT OF WAY OF STATE HIGHWAY 135, RUN THENCE NORTH 0 DEGREES 16 MINUTES EAST 97.4 FEET TO THE TRUE POINT OF BEGINNING; RUN THENCE NORTH 89 DEGREES 57 MINUTES EAST 199.3 FEET; RUN THENCE NORTH 0 DEGREES 04 MINUTES EAST 74.4 FEET; RUN THENCE SOUTH 89 DEGREES 57 MINUTES WEST 200 FEET; RUN THENCE SOUTH 0 DEGREES 18 MINUTES EAST 74.3 FEET TO THE POINT OF BEGINNING.

Street Address: 1305 Roberts Dr Paragould AR 72450

WHEREAS on February 11, 2020 Kristen Flores and Michael Flores, wife and husband, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for DAS Acquisition

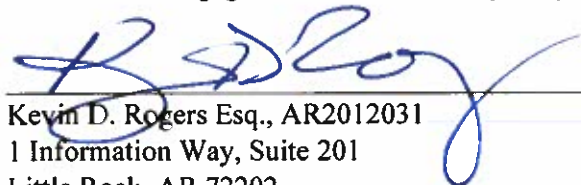
Company, LLC. Said Mortgage was recorded on February 13, 2020 as instrument number 202001039 in the real property records of Greene County, Arkansas. The Mortgage was subsequently assigned to Nationstar Mortgage LLC d/b/a Mr. Cooper by virtue of an assignment dated January 13, 2022 and recorded on January 24, 2022 as instrument number 2022000619 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 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.

WITNESS my hand this 20 day of Jan, 2023.

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


Kevin D. Rogers Esq., AR2012031
1 Information Way, Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 22-012398



ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 20 day of January, 2023, 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