

**2023-005468**

I certify this instrument  
was filed on:

**03/31/2023 12:50:41 PM**

**Myka Bono Sample  
Saline County Circuit Clerk**

Pages: 3  
ER

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Prepared by:  
ALBERTELL LAW  
1 INFORMATION WAY  
SUITE 201  
LITTLE ROCK, AR 72202  
(501) 406-0855  
ALAW File 23-014291

**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 June 05, 2023 at or about 12:00PM, the subject real property described herein below will be sold at the Main Entrance of the Saline County Courthouse, 200 N. Main St., Benton, AR 72015 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 Saline County, Arkansas more particularly described as follows:

PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, SECTION 29, TOWNSHIP 1 SOUTH, RANGE 13 WEST, SALINE COUNTY, ARKANSAS DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF SOUTHEAST QUARTER AND RUN NORTH 00 DEGREES 33' WEST ALONG THE WEST LINE THEREOF FOR 1,012.71 FEET; THENCE NORTH 89 DEGREES 07' EAST 160 FEET; THENCE NORTH 00 DEGREES 33' WEST 320 FEET; THENCE NORTH 89 DEGREES 07' EAST 535.51 FEET; THENCE SOUTH 02 DEGREES 19'37" WEST 320 FEET TO THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; FROM SAID POINT CONTINUE THENCE SOUTH 02 DEGREES 19'37" WEST 200 FEET; THENCE SOUTH 89 DEGREES 07' WEST 200 FEET; THENCE NORTH 02 DEGREES 19'37" EAST 200 FEET; THENCE NORTH 89 DEGREES 07' EAST 200 FEET TO THE

POINT OF BEGINNING. SUBJECT TO AN EASEMENT FOR ROAD PURPOSES OVER THE EAST 20 FEET OF THE ABOVE DESCRIBED PROPERTY.

TOGETHER WITH AN EASEMENT FOR ROAD PURPOSES OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY

PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, SECTION 29, TOWNSHIP 1 SOUTH, RANGE 13 WEST, SALINE COUNTY, ARKANSAS DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF SOUTHEAST QUARTER AND RUN THENCE NORTH 0 DEGREES 33' WEST 1,012.71 FEET; THENCE NORTH 89 DEGREES 07' EAST 160 FEET; THENCE NORTH 0 DEGREES 33' WEST 320 FEET; THENCE NORTH 89 DEGREES 07' EAST 515.51 FEET TO THE POINT OF BEGINNING OF SAID EASEMENT; CONTINUE THENCE NORTH 89 DEGREES 07' EAST 20 FEET; THENCE SOUTH 02 DEGREES 19'37" WEST 320 FEET; THENCE SOUTH 89 DEGREES 07' WEST 20 FEET; THENCE NORTH 02 DEGREES 19'37" EAST 320 FEET TO THE POINT OF BEGINNING.

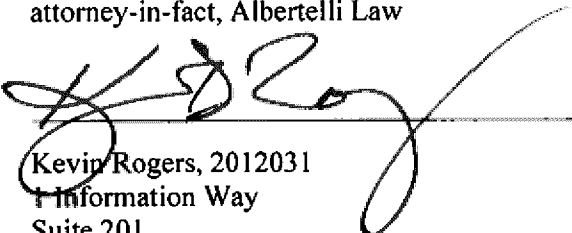
Street Address: 12719 Germania Alexander AR 72002

WHEREAS on December 10, 2010 Brent Wetzler, Nikki Lucia Battisto, husband and wife, and Robert C. Ellis, a single person, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for IBERIABANK Mortgage Company, an Arkansas Corporation said Mortgage was recorded on December 17, 2010 as Book number 10 Page 107273 in the real property records of Saline County, Arkansas. Mortgage was subsequently assigned to Nationstar Mortgage LLC by virtue of an assignment dated July 11, 2022 and recorded on November 18, 2022 as instrument number 2022-026362 in the real property records of Saline County, Arkansas. The party initiating foreclosure can be contacted at or in care of its servicer initiating foreclosure at: Nationstar Mortgage LLC 8950 Cypress Waters Blvd Coppell TX 75019 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 September 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 31<sup>st</sup> day of March, 2023. Nationstar Mortgage LLC d/b/a Mr. Cooper, by its attorney-in-fact, Albertelli Law

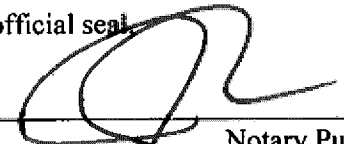
  
Kevin Rogers, 2012031  
1 Information Way  
Suite 201  
Little Rock, AR 72202  
501-406-0855  
A LAW No. 22-014291

ACKNOWLEDGEMENT

STATE OF ARKANSAS           §  
COUNTY OF PULASKI       §

On this 31<sup>st</sup> day of March, 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:

