

L202303284

BAXTER CO. AR FEE \$210.00

PRESENTED & RECORDED

04/12/2023 14:34:16

CANDA REESE

COUNTY AND CIRCUIT CLERK

BY: AMANDA SCHILLING

DEPUTY

FORECLOSURE

3 Pages

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Prepared by
ALBERT ELLIOT
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 22-014123

**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 15, 2023, at or about 12:00PM, the subject real property described herein below will be sold at the Main Entrance of the Baxter County Courthouse, One East 7th, Mountain Home, AR 72653 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 Baxter County, Arkansas more particularly described as follows:

THE SOUTH 115 FEET OF LOT 10 OF GLENDA ANN JUSTIS ADDITION, TO THE CITY
OF MOUNTAIN HOME, ARKANSAS, AS SHOWN BY THE RECORDED PLAT THEREOF.

A/K/A

THE SOUTH 115 FEET OF LOT 10 OF GLENDA ANN JUSTUS ADDITION, TO THE CITY
OF MOUNTAIN HOME, ARKANSAS, AS SHOWN BY THE RECORDED PLAT THEREOF.
Street Address: 514 Justis St Mountain Home AR 72653

WHEREAS on June 13, 2008, Shirl M. Brannan and Bonnie J. Brannan, husband and wife, executed a Mortgage in favor of First National Bank & Trust Co. said Mortgage was recorded on June 18, 2008, as instrument number 6125-2008 in the real property records of Baxter County, Arkansas. Mortgage was subsequently assigned to Taylor, Bean & Whitaker Mortgage Corp. by virtue of an assignment dated June 13, 2008, and recorded on July 14, 2008, as instrument number 7020-2008 in the real property records of

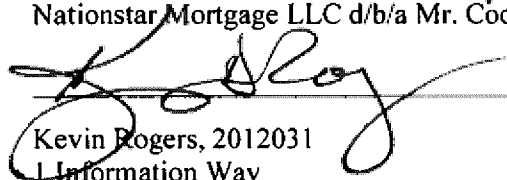
Baxter County, Arkansas. Mortgage was subsequently assigned to Mortgage Electronic Registration Systems, Inc., as nominee for Cenlar Federal Savings Bank by virtue of an assignment dated February 24, 2012, and recorded on April 13, 2012, as instrument number 2924-2012 in the real property records of Baxter County, Arkansas. Mortgage was subsequently assigned to Nationstar Mortgage LLC d/b/a Mr. Cooper by virtue of an assignment dated June 30, 2022, and recorded on July 12, 2022, as instrument number L202207600 in the real property records of Baxter 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, 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 11 day of April, 2023.
Nationstar Mortgage LLC d/b/a Mr. Cooper, by its attorney-in-fact, Albertelli Law



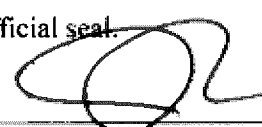
Kevin Rogers, 2012031
1 Information Way
Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 22-014123

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 11th day of April, 2023, before me, the undersigned officer,
personally appeared Kevin D. 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: 10-6-27

