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Prepared by:  
ALBERTELLI LAW  
1 INFORMATION WAY  
SUITE 201  
LITTLE ROCK, AR 72202  
(501) 406-0855  
ALAW File 21-005396

**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 26, 2023, at or about 10:00AM, the subject real property described herein below will be sold at the Main Entrance of the Miller County Courthouse, 412 Laurel Street, #109, Texarkana, AR 71854 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 Miller County, Arkansas more particularly described as follows:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING PART OF THE NORTH ONE-HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (N 1/2 SE 1/4 SE 1/4) OF SECTION FOURTEEN (14), TOWNSHIP SIXTEEN (16) SOUTH, RANGE TWENTY-SEVEN (27) WEST, MILLER COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14; THENCE: N 89 DEGREES 39' 53" W, 682.18 FEET TO AN IRON PIN AND THE POINT OF BEGINNING;

THENCE: S 00 DEGREES 21' 09" W, 663.81 FEET TO AN IRON PIN;

THENCE: N 89 DEGREES 37' 55" W, 341.09 FEET TO AN IRON PIN;

THENCE: N 00 DEGREES 21' 09" E, 663.61 FEET TO AN IRON PIN;

THENCE: S 89 DEGREES 39' 53" E, 341.09 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.197 ACRES OF LAND, MORE OR LESS; AND SUBJECT TO SUCH RIGHTS AS MAY BE VESTED IN THE PUBLIC FOR RIGHT-OF-WAY TO MILLER COUNTY ROAD NO. 62 ALONG THE NORTH LINE OF THE HEREIN DESCRIBED TRACT.

Street Address: 2562 Miller County 62 Texarkana AR 71854

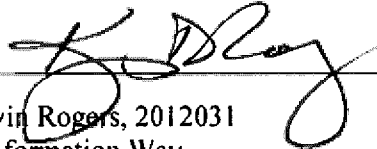
WHEREAS on January 8, 2004, Justin W. McMurry and Christie McMurry, Husband & Wife, executed a Mortgage in favor of First Horizon Home Loan Corporation said Mortgage was recorded on January 14, 2004, in Book 2004, Page 664 in the real property records of Miller County, Arkansas. Mortgage was subsequently assigned to Federal National Mortgage Association, a United States Corporation by virtue of an assignment dated March 30, 2011, and recorded on April 13, 2011, as instrument number 2011R002843 in the real property records of Miller County, Arkansas. Mortgage was subsequently assigned to Nationstar Mortgage LLC D/B/A Mr. Cooper by virtue of an assignment dated August 18, 2021 and recorded on August 24, 2021 as instrument number 2021R006574 in the real property records of Miller 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 March 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 20 day of April, 2023.  
Nationstar Mortgage LLC d/b/a Mr. Cooper, by its attorney-in-fact, Albertelli Law

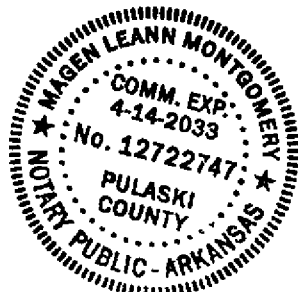
  
Kevin Rogers, 2012031  
1 Information Way  
Suite 201  
Little Rock, AR 72202  
501-406-0855  
A LAW No. 21-005396

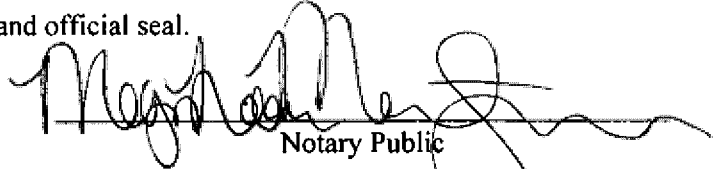
#### ACKNOWLEDGEMENT

STATE OF ARKANSAS                   §  
COUNTY OF PULASKI               §

On this 20 day of April, 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: 4/14/2033