

Kristie Womble-Hughes - Circuit Clerk
Garland, AR
eFiled for Record
07/11/2023 11:43AM

(this space left for blank for recording)

Prepared by
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 23-006777

**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 September 13, 2023 at or about 11:00AM, the subject real property described herein below will be sold at the Main Entrance of the Garland County Courthouse, 501 Ouachita, Hot Springs, AR 71901 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 Garland County, Arkansas more particularly described as follows:

W1/2 LOT 11 AND ALL OF LOT 12 CRESTMONT SUBDIVISION UNIT #2, ACCORDING
TO THE AMENDED PLAT RECORDED IN BOOK 3 AT PAGE 41 OF THE PLAT
RECORDS OF GARLAND COUNTY, ARKANSAS.

Street Address: 132 Curbstone Rd Hot Springs AR 71913

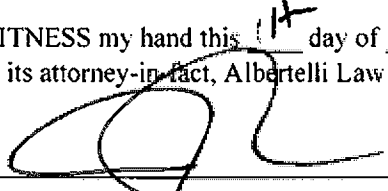
WHEREAS on May 25, 2021 Cleevlan Donahoue, and Janice R. Donahoue, husband and wife, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Mortgage Research Center, LLC dba Veterans United Home Loans. Said Mortgage was recorded on May 27, 2021 in Book 4304, Page 0001 in the real property records of Garland County, Arkansas. Mortgage was subsequently assigned to Mortgage Research Center, LLC D/B/A Veterans United Home Loans, A Missouri Limited Liability Corporation by virtue of an assignment dated March 09, 2023 and recorded on March 15, 2023 in Book 4535, Page 0926 in the real property records of Garland County, Arkansas.

The party initiating foreclosure can be contacted at or in care of its servicer initiating foreclosure at: Mortgage Research Center, LLC d/b/a Veterans United Home Loans, a Missouri Limited Liability Company 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 July 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 14 day of July, 2023. Nationstar Mortgage LLC d/b/a Mr. Cooper, by its attorney-in-fact, Albertelli Law

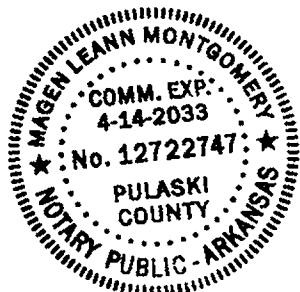

James McPherson, Esq., 2011038
1 Information Way
Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 23-006777

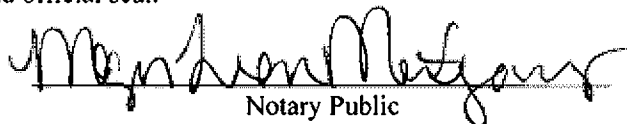
ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 11 day of July, 2023, 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: 4/14/2033

Trans: 356019

Total Fees: \$175.00

Garland County, AR

I certify this instrument was Electronically filed
on 07/11/2023 11:43AM

in DEED Book 4567 Pages 0828 - 0830

Kristie Womble-Hughes - Circuit Clerk