

(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 23-004196

**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 19, 2023 at or about 10:00 AM, the subject real property described herein below will be sold at the Main Entrance of the Miller County Courthouse, 400 Laurel Street, 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:

A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE 1/4 NE 1/4) OF SECTION TWENTY-NINE (29), TOWNSHIP FIFTEEN (15) SOUTH, RANGE TWENTY-EIGHT (28) WEST, TEXARKANA, MILLER COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SE 1/4 NE 1/4 OF SAID SECTION 29;
THENCE SOUTH 20 FEET;
THENCE EAST 381 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;
THENCE SOUTH 134.5 FEET;
THENCE EAST 44.5 FEET;
THENCE NORTH 134.5 FEET;

THENCE WEST 44.5 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.1374
ACRE OF LAND, MORE OR LESS.

Street Address: 2620 Preston St Texarkana AR 71854

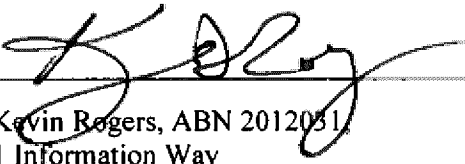
WHEREAS on September 28, 2006 Donna M. Dodd, a single person, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for First Horizon Home Loan Corporation said Mortgage was recorded on October 4, 2006 in Book 2006, Page 19793 in the real property records of Miller County, Arkansas. Mortgage was subsequently assigned to Federal National Mortgage Association by virtue of an assignment dated November 29, 2011 and recorded on May 7, 2012 as instrument number 2012R005033 in the real property records of Miller County, Arkansas. Mortgage was subsequently assigned to Nationstar Mortgage LLC by virtue of an assignment dated April 27, 2023 and recorded on May 5, 2023 as instrument number 2023R002799 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 December 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.

THIS SPACE INTENTIONALLY LEFT BLANK

WITNESS my hand this 30 day of June, 2023. Nationstar Mortgage LLC, by its attorney-in-fact, Albertelli Law



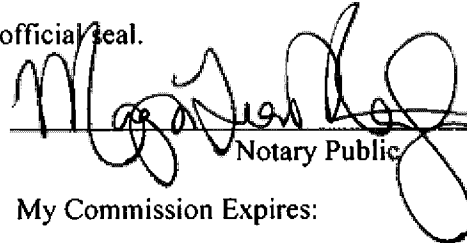
Kevin Rogers, ABN 2012031,
1 Information Way
Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 23-004196

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 30 day of June, 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

