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Prepared by:
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SUITE 201
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ALAW File 23-006391

**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 August 21, 2023, at or about 11:00AM, the subject real property described herein below will be sold at the Main Entrance of the Craighead County Courthouse- Lake City District, 107 Cobean Blvd., Lake City, AR 72437 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 Craighead County, Arkansas more particularly described as follows:

THE FOLLOWING DESCRIBED LANDS LYING IN CRAIGHEAD COUNTY, ARKANSAS,
TO-WIT:

LOTS 3, 4 AND 5 IN BLOCK "E" OF HALE'S SECOND ADDITION TO THE TOWN OF
MONETTE, ARKANSAS.

Street Address: 611 W Drew Ave Monette AR 72447

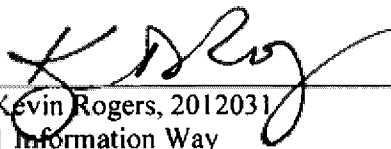
WHEREAS on May 10, 2017, Cody Fletcher and Caitlin M. Tucker, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Union Home Mortgage Corp., said Mortgage was recorded on May 15, 2017, as instrument number 2017R-008403 in the real property records of Craighead County, Arkansas. Mortgage was subsequently assigned to Rushmore Loan Management Services LLC by virtue of an assignment dated December 5, 2019, and recorded on December 6, 2019, as instrument number 2019R-025221 in the real property records of Craighead County, Arkansas. Mortgage was subsequently assigned to Nationstar Mortgage LLC by virtue of an

assignment dated January 24, 2023, and recorded on January 25, 2023 as instrument number 2023R-001336 in the real property records of Craighead 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 August 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 15 day of June, 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. 23-006391

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 15 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.

My Commission Expires: 4/14/2033


Notary Public

