

2023-017295

I certify this instrument
was filed on:

09/28/2023 01:48:55 PM

**Myka Bono Sample
Saline County Circuit Clerk**

Pages: 3

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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 23-010561

**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 November 27, 2023 at or about 12:00PM, the subject real property described herein below will be sold at the Main Entrance of the Saline County Courthouse, 200 N. Main St., Benton, AR 72015 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 Saline County, Arkansas more particularly described as follows:

THE FOLLOWING LANDS LYING IN THE COUNTY OF SALINE AND THE STATE OF
ARKANSAS TO-WIT;

LOT 30, SHADY GROVE SUBDIVISION TO SALINE COUNTY, ARKANSAS.

Street Address: 6814 Grayson Dr Benton AR 72019

WHEREAS on July 9, 2018 Christopher R. Kader and Franchesca L. Kader, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for USAA Federal Savings Bank. The said Mortgage was recorded on July 10, 2018 as instrument number 2018-012846 in the real property records of Saline County, Arkansas. Mortgage was subsequently assigned to USAA Federal Savings Bank by virtue of an assignment dated March 2, 2022 and recorded on March 10, 2022 as instrument number 2022-005862 in the real property records of Saline County, Arkansas. The said Mortgage was subsequently assigned to Nationstar Mortgage LLC D/B/A Mr. Cooper by virtue of an assignment dated September 19,

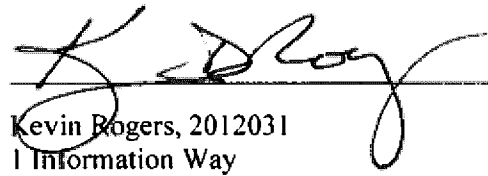
2022 and recorded on September 23, 2022 as instrument number 2022-022001 in the real property records of Saline County, Arkansas. The said Mortgage was subsequently assigned to Lakeview Loan Servicing, LLC by virtue of an assignment dated October 17, 2022 and recorded on October 25, 2022 as instrument number 2022-024590 in the real property records of Saline County, Arkansas. Said Mortgage was subsequently assigned to Lakeview Loan Servicing, LLC by virtue of an assignment dated October 17, 2022 and recorded on April 24, 2023 as instrument number 2023-006906 in the real property records of Saline County, Arkansas. The party initiating foreclosure can be contacted at or in care of its servicer initiating foreclosure at: Lakeview Loan Servicing, LLC 8950 Cypress Waters Blvd Coppel 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 April 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 21 day of September, 2023, Nationstar Mortgage LLC d/b/a Mr. Cooper, by its attorney-in-fact, Albertelli Law



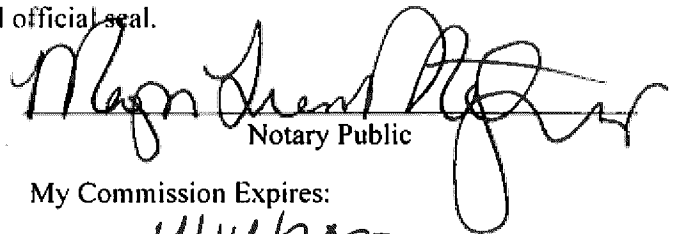
Kevin Rogers, 2012031
1 Information Way
Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 23-010561

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this _____ day of September, 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

