

CERTIFICATE OF RECORD  
DOCUMENT NUMBER: 2023-07168  
FILED: 09/22/2023 08:51 AM  
POPE COUNTY, ARKANSAS  
RACHEL L. OERTLING  
EMMA LETSON, D.C.  
PAGES: 3  
FEE: \$ 195.00

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Prepared by:  
ALBERTELLI LAW  
1 INFORMATION WAY  
SUITE 201  
LITTLE ROCK, AR 72202  
(501) 406-0855  
ALAW File 23-009499

**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 December 4, 2023 at or about 12:00PM, the subject real property described herein below will be sold at the Main Entrance of the Pope County Courthouse, 100 W. Main, Russellville, AR 72801 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 DAY OF SALE AND ALL TRANSFER TAXES WILL BE THE RESPONSIBILITY OF THE PURCHASER.

WHEREAS, the property secured under the Mortgage is located in Pope County, Arkansas more particularly described as follows:

A PART OF THE NW/4 OF THE NE/4 OF SECTION 21, T-8-N, R-20-W, POPE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SE CORNER OF SAID NW/4 OF THE NE/4; THENCE N 89 DEGREES 55' 35" W, ALONG THE SOUTH LINE THEREOF, 420.00 FT.; THENCE N 0 DEGREES 09' 00" E, 525.00 FT.; THENCE S 89 DEGREES 55' 35" E, 420.00 FT. TO A POINT ON THE EAST LINE OF SAID NW/4 OF THE NE/4; THENCE S 0 DEGREES 09' 00" W, ALONG SAID EAST LINE, 525.00 FT. TO THE POINT OF BEGINNING.

ALSO, 30.00 FT. WIDE ROAD AND UTILITY EASEMENT DESCRIBED AS COMMENCING AT THE SE CORNER OF SAID NW/4 OF THE NE/4; THENCE N 89

DEGREES 55' 35" W, 420.00 FT.; THENCE N 0 DEGREES 09' 00" E, 255.50 FT. TO THE POINT OF BEGINNING; THENCE ALONG THE CENTERLINE OF SAID 30.00 FT. WIDE EASEMENT AS FOLLOWS: N 77 DEGREES 15' 00" W, 144.03 FT.; N 53 DEGREES 01' 05" W, 88.98 FT.; N 06 DEGREES 11' 38" W, 55.42 FT.; N 15 DEGREES 42' 45" E, 256.16 FT.; N 11 DEGREES 25' 45" E, 97.08 FT.; N 25 DEGREES 37' 42" E, 133.93 FT.; N 29 DEGREES 52' 05" E, 72.68 FT.; N 02 DEGREES 33' 35" W, 69.12 FT. TO A POINT ON THE CENTERLINE OF BAKERS CREEK ROAD AND THE POINT OF TERMINATION. SAID EASEMENT BEING 15.00 FT. EACH SIDE OF THE ABOVE DESCRIBED CENTERLINE.

Street Address: 245 Home Lane Russellville AR 72802

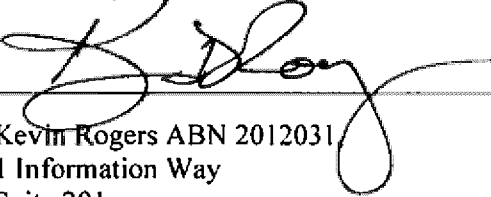
WHEREAS on November 1, 2019 Randal S. Foster and Shannon L. Foster, husband and wife, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Union Home Mortgage Corp. The said Mortgage was recorded on November 7, 2019 as instrument number 2019-09075 in the real property records of Pope County, Arkansas. The said Mortgage was subsequently assigned to Union Home Mortgage Corp by virtue of an assignment dated October 20, 2020 and recorded on October 20, 2020 as instrument number 2020-09247 in the real property records of Pope County, Arkansas. The said Mortgage was subsequently assigned to Nationstar Mortgage LLC by virtue of an assignment dated June 21, 2023 and recorded on June 21, 2023 as instrument number 2023-04429 in the real property records of Pope 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, 2023, 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 19 day of September, 2023. Nationstar Mortgage LLC d/b/a Mr. Cooper, by its attorney-in-fact, Albertelli Law



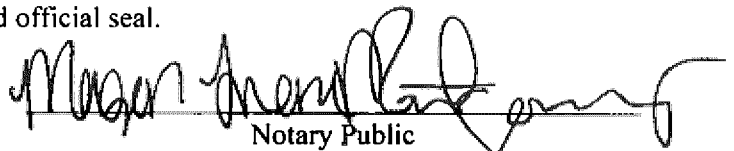
Kevin Rogers ABN 2012031  
1 Information Way  
Suite 201  
Little Rock, AR 72202  
501-406-0855  
A LAW No. 23-009499

#### ACKNOWLEDGEMENT

STATE OF ARKANSAS §  
COUNTY OF PULASKI §

On this 19 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

