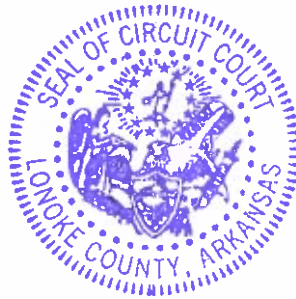




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Tx:4084456



CERTIFICATE OF RECORD
INSTRUMENT # 2023-08908
FILED: 10/11/2023 11:22:25 AM
LONOKE COUNTY, ARKANSAS
DEBORAH OGLESBY, CIRCUIT CLERK
BY: CHRIS PAGES: 3

210.00

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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 23-010556

**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 14, 2023 at or about 10:00AM, the subject real property described herein below will be sold at the Main Entrance of the Lonoke County Courthouse, 301 North Center St., Lonoke, AR 72086 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 Lonoke County, Arkansas more particularly described as follows:

A TRACT OF LAND SITUATED IN PART OF THE S1/2 OF THE NW1/4 OF SECTION 32, TOWNSHIP 4 NORTH, RANGE 9 WEST, LONOKE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NW CORNER OF THE SW1/4 NW1/4 OF SECTION 32; THENCE NORTH 89 DEGREES 21 MINUTES 30 SECONDS EAST 1966.69 FEET; THENCE SOUTH 0 DEGREES 01 MINUTES 30 SECONDS EAST 660.0 FEET TO THE POINT OF BEGINNING SAID POINT BEING IN THE CENTER OF KINGWOOD LANE, THENCE CONTINUE SOUTH 0 DEGREES 01 MINUTES 30 SECONDS EAST ALONG THE CENTERLINE OF SAID ROAD 330.0 FEET TO A POINT IN THE CENTERLINE OF A ROAD; THENCE SOUTH 89 DEGREES 21 MINUTES 30 SECONDS WEST ALONG THE CENTERLINE OF SAID ROAD 204.48 FEET; THENCE NORTH 0 DEGREES 26 MINUTES EAST 330.0 FEET; THENCE NORTH 89 DEGREES 21 MINUTES 30 SECONDS EAST 201.84 FEET TO THE POINT OF BEGINNING. AND A 25

FOOT ROAD RIGHT OF WAY EASEMENT LOCATED ALONG THE EAST AND SOUTH
BOUNDARY LINES OF SAID PROPERTY.

Street Address: 593 Kingwood Cir Cabot AR 72023

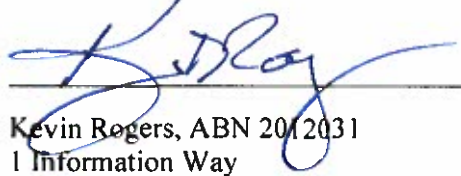
WHEREAS on August 23, 2016 Hannah Blalack, an unmarried person, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Bank of Little Rock Mortgage Corporation. Said Mortgage was recorded on August 26, 2016 as instrument number 201608356 in the real property records of Lonoke County, Arkansas. Mortgage was subsequently assigned to U.S. Bank National Association by virtue of an assignment dated June 13, 2019 and recorded on June 24, 2019 as instrument number 2019-05980 in the real property records of Lonoke County, Arkansas. Mortgage was subsequently assigned to Bayview Loan Servicing, LLC by virtue of an assignment dated September 4, 2019 and recorded on September 9, 2019 as instrument number 2019-08920 in the real property records of Lonoke County, Arkansas. Mortgage was subsequently assigned to Nationstar Mortgage LLC by virtue of an assignment dated June 30, 2022 and recorded on July 11, 2022 as instrument number 2022-08194 in the real property records of Lonoke County, Arkansas. The party initiating foreclosure can be contacted at or in care of its servicer initiating foreclosure at: Nationstar Mortgage LLC d/b/a Mr. Cooper 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 May 1, 2019, 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 10 day of October, 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. 23-010556

ACKNOWLEDGEMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

§
§

On this 10 day of October, 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

