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2023-04437

CRITTENDEN COUNTY, ARKANSAS

FILED FOR RECORD

10/11/2023 09:26 AM

TERRY HAWKINS, CIRCUIT CLERK

BY: STACEY McDERMOTT

PAGE #: 2

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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 23-010490

**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 18, 2023 at or about 10:00AM, the subject real property described herein below will be sold at the Main Entrance of the Crittenden County Courthouse, 100 Court Street, Marion, AR 72364 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 Crittenden County, Arkansas more particularly described as follows:

LOT 14 OF THE REPLAT OF LOTS 3 THRU 14, BLOCK 1 OF THE EIGHTH ADDITION-
WESTWOOD ACRES SUBDIVISION IN THE CITY OF WEST MEMPHIS, ARKANSAS, AS SHOWN
BY PLAT OF RECORD IN PLAT BOOK 4, PAGE 437, RECORDS OF CRITTENDEN COUNTY,
ARKANSAS.

Street Address: 605 Auburn Ave West Memphis AR 72301

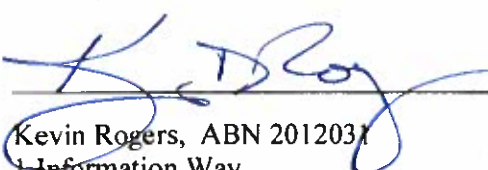
WHEREAS on July 12, 2002 Clovesia Hutchinson, an unmarried person, executed a Mortgage in favor of Citizens First Home Mortgage, Inc. Said Mortgage was recorded on July 16, 2002 in Book 1064, Page 404 in the real property records of Crittenden County, Arkansas. Mortgage was subsequently assigned to Chase Manhattan Mortgage Corporation by virtue of an assignment dated July 12, 2002 and recorded on July 16, 2002 in Book 1064, Page 419 in the real property records of Crittenden County, Arkansas. Mortgage was subsequently assigned to Community Loan Servicing, LLC by virtue of an assignment dated April 13, 2021 and recorded on April 20, 2021 as Instrument number 2021-02085 in the real property records of Crittenden County, Arkansas. Mortgage was subsequently assigned to Nationstar Mortgage LLC by virtue of an assignment dated June 24, 2022 and recorded on July 1, 2022 as instrument number 2022-03647 in the real property records of Crittenden 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, 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.

WITNESS my hand this 4 day of October, 2023. Nationstar Mortgage LLC d/b/a Mr. Cooper, by its attorney-in-fact, Albertelli Law

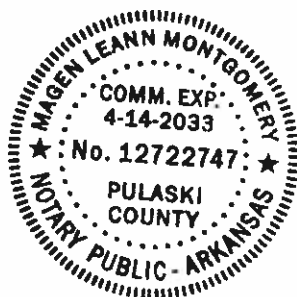

Kevin Rogers, ABN 2012031
1 Information Way
Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 23-010490

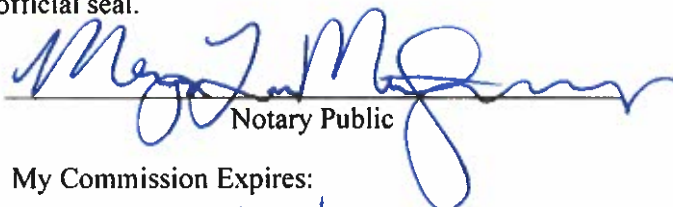
ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 4 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