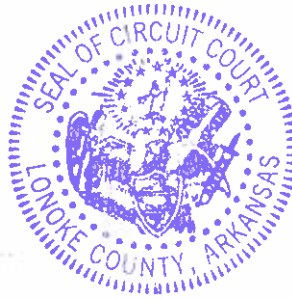




DocId:8143474

Tx:4087888



CERTIFICATE OF RECORD
INSTRUMENT # 2023-10594
FILED: 12/05/2023 11:26:15 AM
LONOKE COUNTY, ARKANSAS
DEBORAH OGLESBY, CIRCUIT CLERK
BY: CHRIS PAGES: 3

180.00

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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 23-013461

**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 February 5, 2024 at or about 11:00AM, 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:

THE FOLLOWING LANDS LYING IN THE COUNTY OF LONOKE AND STATE OF ARKANSAS, TO-WIT PART OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 10 WEST OF LONOKE COUNTY, ARKANSAS. MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE NW1/4 OF THE SW1/4 OF SAID SECTION 1; RUN THENCE NORTH 0 DEGREES 20 MINUTES EAST 1355 FEET, THENCE SOUTH 85 DEGREES 0 MINUTES EAST 660 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 85 DEGREES 0 MINUTES EAST 330 FEET; THENCE SOUTH 1 DEGREES 08 MINUTES EAST 660.2 FEET TO A POINT; THENCE NORTH 85 DEGREES 0 MINUTES WEST 347 FEET; THENCE NORTH 0 DEGREES 20 MINUTES EAST 660 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT THAT PART OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF

SECTION 1, TOWNSHIP 2 NORTH, RANGE 10 WEST, LONOKE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 1; THENCE SOUTH 85 DEGREES EAST ALONG THE NORTH LINE OF SAID SW1/4, 990.0 FEET TO THE POINT OF BEGINNING; THENCE 00 DEGREES 52 MINUTES 56 SECONDS EAST 658.13 FEET; THENCE NORTH 85 DEGREES 00 MINUTES 00 SECONDS WEST, 30.16 FEET; THENCE NORTH 00 DEGREES 52 MINUTES 56 SECONDS WEST 496.91 FEET; THENCE NORTH 09 DEGREES 51 MINUTES 36 SECONDS EAST 160.95 FEET TO THE POINT OF BEGINNING.

Street Address: 181 Ghering Rd Jacksonville AR 72076

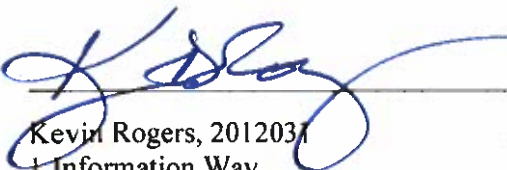
WHEREAS on July 24, 2017 Victoria Noel Pfauser and Eric Michael Pfauser, wife and husband, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., acting solely as nominee for The Carroll Mortgage Group, Inc. said Mortgage was recorded on July 27, 2017 as instrument number 2017-07296 in the real property records of Lonoke County, Arkansas. Mortgage was subsequently assigned to Nationstar Mortgage LLC d/b/a Mr. Cooper by virtue of an assignment dated March 11, 2022 and recorded on March 18, 2022 as instrument number 2022-03350 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 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 30 day of Nov, 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. 23-013461

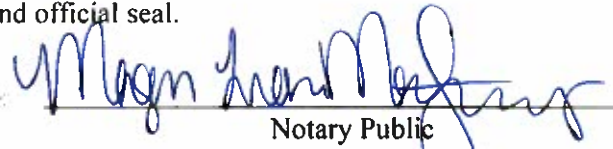
ACKNOWLEDGEMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

§
§

On this 30 day of November, 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

