

2023064832

PULASKI CO. AR FEE \$25.00

PRESENTED

12/8/2023 1:09:31 PM

RECORDED

12/08/2023 03:59:43 PM

TERRI HOLLINGSWORTH

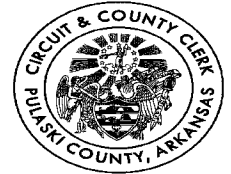
Circuit / County Clerk

BY: NACHELE BATES

DEPUTY RECORDER

(this space left for blank for recording)

Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 23-011027



**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 14, 2024 at or about 10:00AM, the subject real property described herein below will be sold at the Main Entrance of the Pulaski County Courthouse, 401 West Markham, Little Rock, AR 72201 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 Pulaski County, Arkansas more particularly described as follows:

LOT 34, LAKEVIEW ADDITION, TO THE CITY OF LITTLE ROCK, PULASKI COUNTY,
ARKANSAS.

Street Address: 20 Meldia Drive Little Rock AR 72209

WHEREAS on March 16, 2006 Shantell Fells, a single person, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Allied Home Mortgage Capital Corporation. Said Mortgage was recorded on March 29, 2006 as instrument number 2006023775 in the real property records of Pulaski County, Arkansas. Said Mortgage was subsequently assigned to HSBC Bank USA, National Association, as trustee for the holders of the Ace Securities Corp. Home Equity Loan Trust, Asset Backed Pass-Through Certificates Series 2006-CW1 by virtue of an assignment dated April 25, 2012 and recorded on April 27, 2012 as instrument number 2012025145 in the real property records of Pulaski County, Arkansas. Said Mortgage was subsequently assigned to Nationstar Mortgage, LLC by virtue of an assignment dated August 1, 2013 and recorded on August 19, 2013 as instrument number 2013060873 in

the real property records of Pulaski County, Arkansas. Said Mortgage was subsequently assigned to HSBC Bank USA, National Association, as trustee for Ace Securities Corp. Home Equity Loan Trust Series 2006-CW1, Asset backed pass-through Certificates by virtue of an assignment dated November 1, 2016 and recorded on November 9, 2016 as instrument number 2016071329 in the real property records of Pulaski County, Arkansas. The party initiating foreclosure can be contacted at or in care of its servicer initiating foreclosure at: HSBC Bank USA, National Association as Trustee for ACE Securities Corp. Home Equity Loan Trust, Series 2006-CW1, Asset Backed Pass-Through Certificates 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, 2022, 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.

****THIS SPACE INTENTIONALLY LEFT BLANK****

WITNESS my hand this 8 day of December, 2023. Nationstar Mortgage LLC d/b/a Mr. Cooper, by its attorney-in-fact, Albertelli Law



Kevin Rogers, 201203
1 Information Way
Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 23-011027

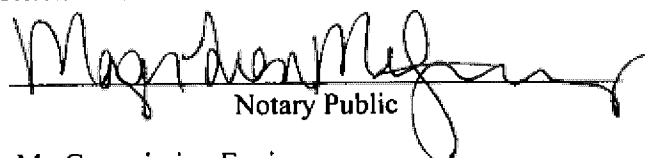
ACKNOWLEDGEMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

§
§

On this 8 day of December, 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

