

Kristie Womble-Hughes - Circuit Clerk
Garland, AR
eFiled for Record
11/29/2023 8:37AM

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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 23-010502

**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 07, 2024 at or about 12:00 PM, the subject real property described herein below will be sold at the Main Entrance of the Garland County Courthouse, 501 Ouachita, Hot Springs, AR 71901 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 Garland County, Arkansas more particularly described as follows:

LOT 1, BLOCK 3 OF TREASURE ISLE LAKE ESTATES UNIT #3, ACCORDING TO THE PLAT RECORDED IN BOOK 2 AT PAGE 128 OF THE PLAT RECORDS OF GARLAND COUNTY, ARKANSAS.

ALSO: A PART OF LOT 31, BLOCK 3, UNIT 3 OF TREASURE ISLE LAKE ESTATES, GARLAND COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 31, AND RUN THENCE NORTH 06 DEGREES 58 MIN. 00 SEC. WEST ALONG THE WESTLINE OF LOT 31 FOR 53.28 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 06 DEGREES 58 MIN. 00 SEC. WEST, 21.42 FEET TO THE NORTHWEST CORNER OF LOT 31; THENCE SOUTH 76 DEGREES 43 MIN. 17 SEC. EAST, 120.45 FEET TO THE NORTHEAST CORNER OF SAID LOT 31; THENCE SOUTH 13 DEGREES 16 MIN. 21 SEC. WEST, 20.00 FEET, THENCE NORTH 76 DEG. 46 MIN. 12 SEC. WEST, 113.0 FEET TO THE POINT OF BEGINNING. (ACCORDING

SURVEY BY RANDY D. REYNOLDS, RPLS, DATED SEPTEMBER 28, 2005).
Street Address: 311 Buccaneer St Hot Springs National AR 71913

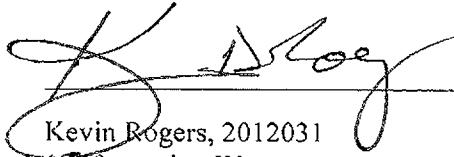
WHEREAS on April 7, 2015 Madaline Kay Velasquez, an unmarried woman, executed a Mortgage in favor of JPMorgan Chase Bank, N.A. Said Mortgage was recorded on April 15, 2015 in Book 3636 Page 531 in the real property records of Garland County, Arkansas. Said Mortgage was subsequently assigned to Nationstar Mortgage LLC by virtue of an assignment dated January 24, 2023 and recorded on February 2, 2023 in Book 4525 Page 259 in the real property records of Garland 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 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 October 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.

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WITNESS my hand this 28 day of November, 2023. Nationstar Mortgage LLC, by its attorney-in-fact, Albertelli Law



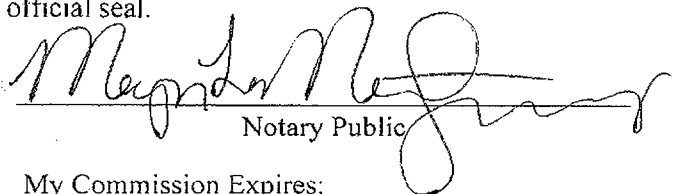
Kevin Rogers, 2012031
1 Information Way
Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 23-010502

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

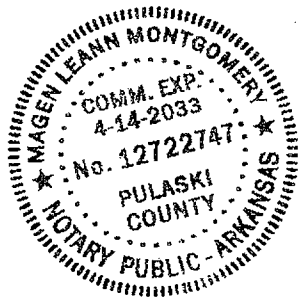
On this 28 day of November, 2023, before me, the undersigned officer, personally appeared Kevin Rogers, known to me to be the person who subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.


Notary Public

My Commission Expires:

4/14/2033



Trans: 363830

Total Fees: \$180.00

Garland County, AR

I certify this instrument was Electronically filed
on 11/29/2023 8:37AM

in DEED Book 4608 Pages 0617 - 0620

Kristie Womble-Hughes - Circuit Clerk