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Prepared by:  
ALBERTELLI LAW  
1 INFORMATION WAY  
SUITE 201  
LITTLE ROCK, AR 72202  
(501) 406-0855  
ALAW File 23-015430

**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 April 24, 2024 at or about 11:30AM, the subject real property described herein below will be sold at the Main Entrance of the Grant County Courthouse, 101 W. Center, Sheridan, AR 72150 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 Grant County, Arkansas more particularly described as follows:

A TRACT OF LAND LOCATED IN PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER SECTION 1, TOWNSHIP 7 SOUTH, RANGE 13 WEST GRANT COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 1 THENCE NORTH 01 DEGREE 51 MINUTES 17 SECONDS WEST 353.53 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01 DEGREE 51 MINUTES 17 SECONDS EAST 208.00 FEET; THENCE NORTH 87 DEGREES 55 MINUTES 21 SECONDS WEST 208.00 FEET; THENCE SOUTH 01 DEGREES 51 MINUTES 11 SECONDS WEST 208.00 FEET; THENCE SOUTH 87 DEGREES 55 MINUTES 22 SECONDS EAST 208.00 FEET TO THE POINT OF BEGINNING

DEGREES 55 MINUTES 22 SECONDS EAST 208.00 FEET TO THE POINT OF BEGINNING  
CONTAINING 1.00 ACRES MORE OR LESS.

Street Address: 3160 Grant 21 Grapevine AR 72057

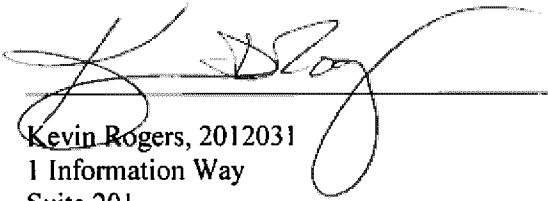
WHEREAS on November 28, 2017, Richard J. Wittig, unmarried man, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Peoples Bank. Said Mortgage was recorded on November 30, 2017 in Book 356, Page 378 in the real property records of Grant County, Arkansas. Said Mortgage was subsequently assigned to Nationstar Mortgage, LLC, by virtue of an assignment dated January 12, 2024 and recorded on January 22, 2024 in Book Jan2024, Page 442 in the real property records of Grant 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 August 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 19 day of February, 2024. 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. 23-015430

### ACKNOWLEDGEMENT

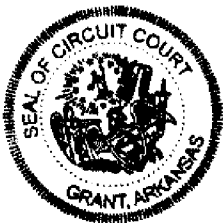
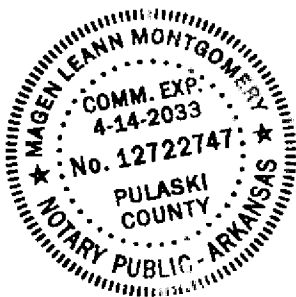
STATE OF ARKANSAS                   §  
COUNTY OF PULASKI               §

On this 19 day of February, 2024, 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



I certify that this instrument was  
filed on 02/20/2024 10:49 AM  
and recorded in  
DEED Book 324  
Page 608 - 610  
GERAL D. HARRISON JR.  
Circuit Clerk - GRANT County, AR