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BAXTER CO. AR FEE \$175.00
PRESENTED & RECORDED
02/22/2024 10:59:06
CANDA REESE
CIRCUIT CLERK
BY: AMANDA SCHILLING
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FORECLOSURE
2 Pages

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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 23-015433

**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 May 8, 2024 at or about 10:00AM, the subject real property described herein below will be sold at the Main Entrance of the Baxter County Courthouse, One East 7th, Mtn. Home, AR 72653 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 Baxter County, Arkansas more particularly described as follows:

LOT 5 IN MAGNOLIA ESTATES, A SUBDIVISION IN BAXTER COUNTY, ARKANSAS, AS SHOWN BY THE RECORDED PLAT THEREOF.

**ALSO: PART OF LOT 4 IN MAGNOLIA ESTATES, A SUBDIVISION IN BAXTER COUNTY, ARKANSAS, AS SHOWN BY THE RECORDED PLAT THEREOF, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SE CORNER OF SAID LOT 4, THENCE N. 73 DEGREES 29' WEST 16.0 FEET; THENCE N. 13 DEGREES 32' EAST 132.3 FEET TO A 50 FOOT RADIUS CURVE;
THENCE S. 67 DEGREES 07' EAST ALONG THE CHORD OF SAID CURVE, 16.2 FEET;
THENCE S. 13 DEGREES 32' WEST 130.5 FEET TO THE POINT OF BEGINNING,
CONTAINING 0.05 ACRE, MORE OR LESS.**

Street Address: 91 Sugaridge Ter Mt Home AR 72653

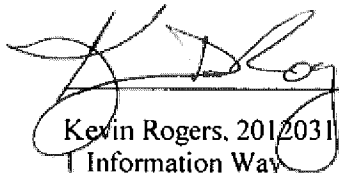
WHEREAS on November 13, 2001 Allen J. Nelson, a single person, executed a Mortgage in favor of National City Mortgage Co dba Commonwealth United Mortgage Company. Said Mortgage was recorded on November 14, 2001 as Instrument No. 12394-2001 in the real property records of Baxter County, Arkansas. Said Mortgage was subsequently assigned to Nationstar Mortgage LLC by virtue of an

assignment dated May 24, 2017 and recorded on June 12, 2017 as Instrument No. L201705057 in the real property records of Baxter 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.

WITNESS my hand this 21st day of February, 2024. Nationstar Mortgage LLC, by its attorney-in-fact, Albertelli Law

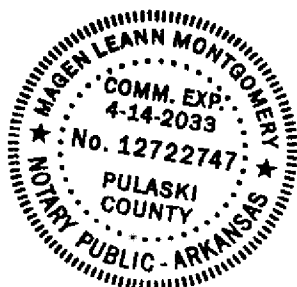

Kevin Rogers, 2012031
1 Information Way
Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 23-015433

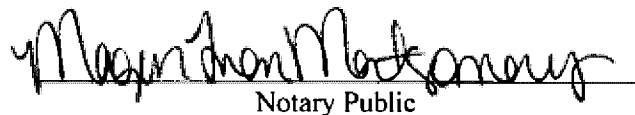
ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 21st 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