



L202401904
ARKANSAS CO. AR FEE \$190.00
PRESENTED & RECORDED
11/19/2024 01:02:08 PM
SARAH MERCHANT
CIRCUIT CLERK
BY: ANNA REED
CHIEF DEPUTY CIRCUIT CLERK
BK: DM 2024
PG: 6315 - 6316

(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 24-036625

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, 2025 at or about 11:00AM, the subject real property described herein below will be sold at the Main Entrance of the Arkansas County Courthouse, 302 South College Street, Stuttgart, AR 72160 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 Arkansas County, Arkansas more particularly described as follows:

LOT THIRTY-FOUR (34), SOUTHAVEN ADDITION TO THE CITY OF STUTTGART, NORTHERN DISTRICT OF ARKANSAS COUNTY, ARKANSAS
Street Address: 1807 S Cherry Street Stuttgart AR 72160

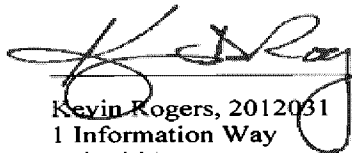
WHEREAS on May 27, 2021 Winfield Dion Etter, married man and Erica Leann Etter, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Mutual of Omaha Mortgage, Inc. Said Mortgage was recorded on July 28, 2021 in Book DM 2021, Page 5481 in the real property records of Arkansas County, Arkansas. Said Mortgage was subsequently assigned to Rushmore Loan Management Services LLC by virtue of an assignment dated January 26, 2022 and recorded on February 1, 2022 in Book 2022, Page 642 in the real property records of Arkansas County, Arkansas. Said Mortgage was subsequently assigned to Nationstar Mortgage LLC by virtue of an assignment dated January 23, 2023 and recorded on January 23, 2023 in Book DM 2023, Page 533 in the real property records of Arkansas 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 July 1, 2024, 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 19 day of November, 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. 24-036625

ACKNOWLEDGEMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

§
§

On this 19 day of November, 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

