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Prepared by:
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1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 24-039034

**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 June 09, 2025 at or about 10:00AM, the subject real property described herein below will be sold at the Main Entrance of the Miller County Courthouse, 400 Laurel Street, Texarkana, AR 71854 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 Miller County, Arkansas more particularly described as follows:

LOTS NUMBERED SIX (6) AND SEVEN (7) IN BELL'S ADDITION TO THE CITY OF
TEXARKANA, MILLER COUNTY, ARKANSAS.

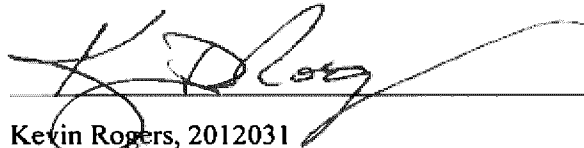
Street Address: 408 Bell Avenue Texarkana AR 71854

WHEREAS on August 23, 2010 Alcanio M. Shanks and wife and Cynthia R. Shanks, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Guaranty Bond Bank. Said Mortgage was recorded on August 24, 2010 as Instrument No. 2010R008013 in the real property records of Miller County, Arkansas. Said Mortgage was subsequently assigned to Nationstar Mortgage LLC by virtue of an assignment dated December 17, 2024 and recorded on December 26, 2024 as Instrument No. 2024R007973 in the real property records of Miller 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 November 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 4 day of April, 2025. 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. 24-039034

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 4 day of April, 2025, 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

