

VOL MISC: 293 PAGE: 142

I HEREBY CERTIFY THAT THIS INSTRUMENT
WAS FILED AND RECORDED ON 04/30/2025 12:57 PM
TERESA PILCHER, CIRCUIT CLERK
HOT SPRING COUNTY
SHAUNA WALTON
2025-001827

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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 25-003633

**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 July 07, 2025 at or about 10:00AM, the subject real property described herein below will be sold at the Main Entrance of the Hot Spring County Courthouse, 210 Locust Street, Malvern, AR 72104 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 Hot Spring County, Arkansas more particularly described as follows:

A PARCEL OF LAND BEING LOCATED IN THE SW1/4 NE1/4 OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 20 WEST, HOT SPRING, ARKANSAS, BEING MORE PARTICULAR DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SW 1/4 NE1/4 AT A FOUND 1" ALUM. TUBE AND THE POINT OF BEGINNING; THENCE NORTH 25 1'40" EAST ALONG THE WEST UNE FOR A DISTANCE OF 1325.92' TO A FOUND 1" IRON PIPE; THENCE SOUTH 88 16'43" EAST TO THE CENTERLINE OF QUAPAW ROAD FOR A DISTANCE OF 4.50'; THENCE THE FOLLOWING COURSES ALONG THE CENTERUNE OF SAID QUAPAW ROAD; THENCE SOUTH 2 58'04" EAST FOR A DISTANCE OF 108.70'; THENCE SOUTH 14'55'46" EAST FOR A DISTANCE OF 68.53'; THENCE SOUTH 27 56'37" EAST FOR A DISTANCE OF 53.78'; THENCE SOUTH 43 49'38" EAST FOR A DISTANCE OF 119.76'; THENCE SOUTH 41 28'52" EAST FOR A DISTANCE OF 265.67'; THENCE SOUTH 39'51'52" EAST FOR A DISTANCE OF 260.92'; THENCE

SOUTH 45°14'28" EAST FOR A DISTANCE OF 121.59' TO A SET COTTON PICKER SPINDLE IN THE CENTERLINE OF SAID QUAPAW ROAD; THENCE SOUTH 14°44'29" WEST LEAVING SAID CENTERLINE TO THE SOUTH LINE FOR A DISTANCE OF 551.12' TO A SET 04 REBAR W/CAP; THENCE NORTH 88°16'01" WEST ALONG SOUTH LINE FOR A DISTANCE OF 508.08' TO THE POINT OF BEGINNING.

Street Address: 1881 Quapaw Rd, Bismarck, AR 71929

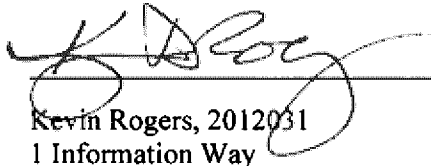
WHEREAS on February 04, 2013 Marc Ray Janis and Sara Janis, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for USAA Federal Savings Bank, its successors and assigns. Said Mortgage was recorded on February 15, 2013 in Book 411, Page 493 in the real property records of Hot Spring County, Arkansas. Said Mortgage was subsequently assigned to USAA Federal Savings Bank by virtue of an assignment dated March 29, 2022 and recorded on March 29, 2022 as Instrument No. 2022-000172 in the real property records of Hot Spring County, Arkansas. Said Mortgage was subsequently assigned to Nationstar Mortgage LLC by virtue of an assignment dated August 24, 2022 and recorded on August 31, 2022 as Instrument No. 2022-002895 in the real property records of Hot Spring 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 December 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 30th day of April, 2025. Nationstar Mortgage LLC, by its attorney-in-fact,
Albertelli Law



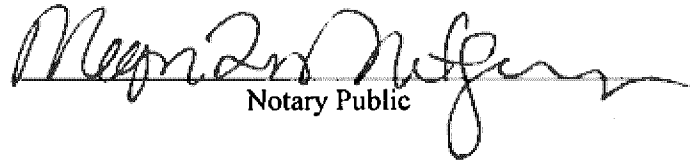
Kevin Rogers, 2012031
1 Information Way
Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 25-003633

ACKNOWLEDGEMENT

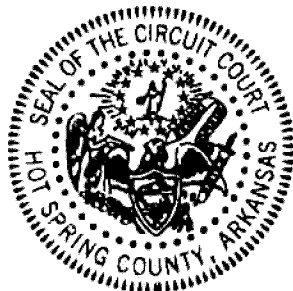
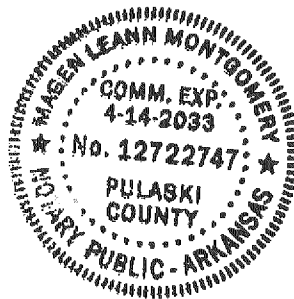
STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 30th 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



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