

THIS INSTRUMENT PREPARED
BY AND TO BE RETURNED TO
Mickel Law Firm, P.A.
1501 North University Ste. 764
Little Rock, AR 72207

Grantor: Joyce L. Walker

Grantee: WILMINGTON TRUST, NATIONAL
ASSOCIATION as Owner Trustee for Nationstar
Mortgage Loan Trust 2013-A Mortgage-Backed
Notes, Series 2013-A

NOTICE OF DEFAULT AND INTENTION TO SELL

YOU MAY LOSE YOUR PROPERTY IF YOU DO NOT TAKE IMMEDIATE ACTION

**IF YOUR PROPERTY IS SOLD YOU WILL REMAIN LIABLE FOR ANY DEFICIENCY AND
AN ACTION TO COLLECT IT MAY BE BROUGHT AGAINST YOU**

**THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION GIVEN MAY BE USED
FOR THAT PURPOSE.**

NOTICE IS HEREBY GIVEN that on Wednesday, January 22, 2025, at or about 10:00 AM, the following real property will be sold and this statutory foreclosure sale will be held at the front door, inside the main entrance of the Pulaski County Courthouse, 401 West Markham, Little Rock, Arkansas, or the sale will be held in the place at said venue where foreclosure sales are customarily advertised and/or conducted, to the highest bidder for cash:

Lot 13, Block 28, Bragg`s Second Addition to the City of Little Rock, Pulaski County, Arkansas.

More Commonly Known As: 610 E. 22nd St., Little Rock, AR 72206.

On August 7, 2002, Joyce L. Walker executed a security instrument in favor of Mortgage Electronic Registration Systems, Inc. ("MERS") solely as nominee for America`s Wholesale Lender, which was recorded on August 15, 2002, as Instrument No. 2002169138 in the real estate records of Pulaski County, Arkansas and is now held by WILMINGTON TRUST, NATIONAL ASSOCIATION as Owner Trustee for Nationstar Mortgage Loan Trust 2013-A Mortgage-Backed Notes, Series 2013-A.

The default for which foreclosure is made is due to the failure of payment per the terms of the note and security instrument and is now wholly due. Mortgagee or Beneficiary is exercising its power of sale under Ark. Code Ann. Section 18-50-115 and as such has directed Mickel Law Firm, P.A., as its Attorney-in-Fact or Trustee, to sell the property to satisfy said indebtedness. The party initiating this foreclosure can be contacted at or in care of its servicer: Nationstar Mortgage LLC d/b/a Mr. Cooper, 8950 Cypress Water Blvd., Coppell, TX 75019, Phone (888) 480-2432.

This sale is subject to all matters shown on any applicable recorded plat or bill(s) of assurance; any restrictive covenants, easements, set back lines 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

Joyce L. Walker
Case: 108833-1

