



L202301245 SD
ARKANSAS CO, AR FEE \$165.00
PRESENTED: 10-11-2023 02:21:32 PM
RECORDED: 10-11-2023 02:21:32 PM
SARAH MERCHANT
CIRCUIT CLERK
BY: KAY STEPIENS
DEPUTY CIRCUIT CLERK
BK: DM 2023
PG: 5121-5123

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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 23-010670

**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 December 6, 2023 at or about 10:00AM, the subject real property described herein below will be sold at the Main Entrance of the Arkansas County Courthouse, 101 Court Square, DeWitt, AR 72042 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:

THE FOLLOWING DESCRIBED LAND, SITUATED IN THE COUNTY OF ARKANSAS, STATE OF ARKANSAS:

LOTS NINE (9) AND TEN (10) IN BLOCK SEVEN (7), AND ALSO A STRIP OF LAND LYING BETWEEN LOTS 9 AND 10 OF SAID BLOCK 7 (FORMERLY AN ALLEY), BEING 15 FEET EAST AND WEST BY 150 FEET NORTH AND SOUTH, ALL IN THE ORIGINAL TOWN, NOW CITY OF DEWITT, ARKANSAS.

THE ABOVE LANDS ARE ALSO DESCRIBED AS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 9, BLOCK 7, ORIGINAL TOWN, NOW CITY OF DEWITT, ARKANSAS; RUN THENCE NORTH 150 FEET TO THE NORTHWEST CORNER OF SAID LOT 9; RUN THENCE EAST 115 FEET TO THE NORTHEAST CORNER OF LOT 10 OF SAID BLOCK 7; THENCE SOUTH 150 FEET TO THE SOUTHEAST CORNER OF SAID LOT 10; THENCE WEST 115 FEET TO THE POINT OF BEGINNING.

Street Address: 514 W Maxwell St De Witt AR 72042

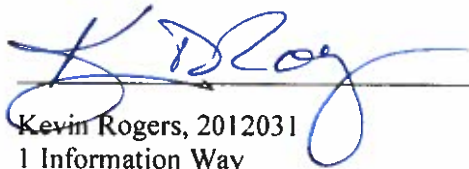
WHEREAS on October 20, 2017 Zackery Gill and Taylor Gill, husband and wife, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for First Arkansas Financial, Inc. Said Mortgage was recorded on October 23, 2017 in Book DM 2017, Page 5118 in the real property records of Arkansas County, Arkansas. Said Mortgage was subsequently assigned to Lakeview Loan Servicing, LLC by virtue of an assignment dated January 20, 2021 and recorded on January 29, 2021 in Book DM 2021, Page 454 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: Lakeview Loan Servicing, 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, 2020, 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 3 day of October, 2023. Nationstar Mortgage LLC d/b/a Mr. Cooper, 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. 23-010670

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 3 day of October, 2023, 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