

L202400794

ASHLEY CO. AR FEE \$40.00

PRESENTED & RECORDED

03/25/2024 14:02:51

VICKIE STELL

Circuit Clerk

BY: LISA FULGHAM

DEPUTY CLERK

BK: MS 2024

PG: 562 - 564

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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 23-010692

**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 May 29, 2024 at or about 11:00AM, the subject real property described herein below will be sold at the Main Entrance of the Ashley County Courthouse, 205 East Jefferson, Hamburg, AR 71646 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 DAY OF SALE AND ALL TRANSFER TAXES WILL BE THE RESPONSIBILITY OF THE PURCHASER.

WHEREAS, the property secured under the Mortgage is located in Ashley County, Arkansas more particularly described as follows:

SITUATED IN THE ASHLEY COUNTY, ARKANSAS:

A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 17 SOUTH, RANGE 7 WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 1008.6 FEET NORTH OF THE SOUTHWEST CORNER OF THE SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, THENCE RUN SOUTH 84 DEGREES 30 MINUTES EAST 396 FEET; THENCE RUN NORTH 150 FEET; THENCE RUN NORTH 84 DEGREES 30 MINUTES WEST, PARALLEL TO THE SOUTH LINE OF THE PARCEL BEING HEREIN DESCRIBED, 396 FEET TO A POINT 150 FEET NORTH OF THE POINT OF BEGINNING; THENCE RUN SOUTH 150 FEET TO THE POINT OF BEGINNING.

Street Address: 128 Ashley Rd 920 Hamburg AR 71646

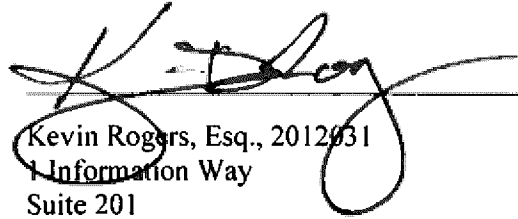
WHEREAS on November 7, 2018 Shawn B. Fulgham and Leslie M. Fulgham, husband and wife, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Lakeview Loan Servicing LLC. Said Mortgage was recorded on November 19, 2018 in Book MR 2018, Page 4648 in the real property records of Ashley County, Arkansas. Said Mortgage was subsequently assigned to Lakeview Loan Servicing LLC by virtue of an assignment dated October 5, 2023 and recorded on October 11, 2023 in Book MS 2023, Page 2071 in the real property records of Ashley 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 March 1, 2022, 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 25 day of March, 2024. Lakeview Loan Servicing LLC, by its attorney-in-fact,
Albertelli Law



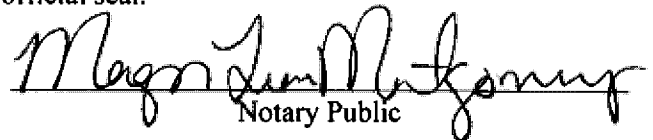
Kevin Rogers, Esq., 2012031
1 Information Way
Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 23-010692

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 25 day of March, 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

