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Prepared by:  
ALBERTELLI LAW  
1 INFORMATION WAY  
SUITE 201  
LITTLE ROCK, AR 72202  
(501) 406-0855  
ALAW File 24-038900

**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 March 18, 2025 at or about 9:00AM, the subject real property described herein below will be sold at the Main Entrance of the Benton County Courthouse, 102 Northeast A St., Bentonville, AR 72712 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 Benton County, Arkansas more particularly described as follows:

LOT 79 OF TAMARRON (A SINGLE FAMILY DEVELOPMENT), A SUBDIVISION TO THE CITY OF CENTERTON, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD IN PLAT BOOK 2005 AT PAGE 1023 THROUGH 1026, PLAT RECORDS OF BENTON COUNTY, ARKANSAS.

Street Address: 1701 Abbey Ln Centerton AR 72719

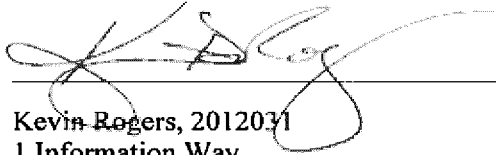
WHEREAS on May 26, 2017 Emily Eason and James Clayton Eason, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Caliber Home Loans, Inc. Said Mortgage was recorded on June 1, 2017 in Book 2017, Page 1111736 in the real property records of Benton County, Arkansas. Said Mortgage was subsequently assigned to Lakeview Loan Servicing, LLC by virtue of an assignment dated April 9, 2024 and recorded on April 12, 2024 as Instrument No. L202418201 in the real property records of Benton 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 August 1, 2024, 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 9 day of January, 2025. Lakeview Loan Servicing, LLC, by its attorney-in-fact, Albertelli Law

  
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Kevin Rogers, 2012031  
1 Information Way  
Suite 201  
Little Rock, AR 72202  
501-406-0855  
A LAW No. 24-038900

ACKNOWLEDGEMENT

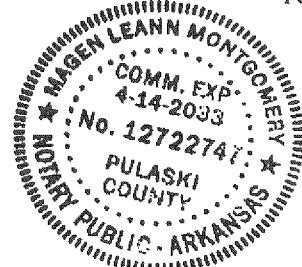
STATE OF ARKANSAS           §  
COUNTY OF PULASKI       §

On this 9 day of January, 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





CERTIFICATE OF RECORD  
STATE OF ARKANSAS, COUNTY OF BENTON  
I hereby certify that this instrument was  
Filed and Recorded in the Official Records  
in **Doc Num L202501439**  
**01/13/2025 08:37:42 AM**  
Brenda DeShields  
BENTON COUNTY Circuit Clerk & Recorder