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Prepared by:  
ALBERTELLI LAW  
1 INFORMATION WAY  
SUITE 201  
LITTLE ROCK, AR 72202  
(501) 406-0855  
ALAW File 25-001924

**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 9, 2025 at or about 9:00 AM, 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:

ALL THAT PART OF THE SOUTH HALF (S1/2) OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 3, TOWNSHIP 20 NORTH, RANGE 29 WEST, BENTON COUNTY, ARKANSAS, WHICH LIES EAST OF HIGHWAY 62, CONTAINING TWO (2) ACRES, MORE OR LESS.

LESS AND EXCEPT: COMMENCING AT A POINT BEING USED AS THE QUARTER CORNER OF SECTIONS 2 AND 3; THENCE N88 DEGREES 18'35"W ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3, A DISTANCE OF 367.89 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N88 DEGREES 18' 35" W ALONG SAID SOUTH LINE A DISTANCE OF 117.98 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF US. HIGHWAY 62 AS ESTABLISHED BY AHTD JOB 490; THENCE N52 DEGREES 05'20"E ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 474.90 FEET TO A POINT; THENCE S37 DEGREES 54' 40"E A DISTANCE OF 90.39 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF US. HIGHWAY 62 AS ESTABLISHED BY AHTD JOB 090065; THENCE S56 DEGREES 51'44"W ALONG SAID RIGHT

OF WAY LINE A DISTANCE OF 234.61 FEET TO A POINT; THENCE S50 DEGREES 26'06"W ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 150.26 FEET TO THE POINT OF BEGINNING, CONTAINING 0.76 ACRES OR 33,240 SQUARE FEET, MORE OR LESS, AS SHOWN ON PLANS PREPARED BY THE AHTD REFERENCED AS JOB 090065.

AND LESS AND EXCEPT: A PART OF THE SOUTH HALF (S1/2) OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 3, TOWNSHIP 20 NORTH, RANGE 29 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT OF INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF A COUNTY ROAD AND THE EAST LINE OF THE ABOVE DESCRIBED S1/2 OF THE SE1/4 OF THE NE 1/4 OF SAID SECTION 3, WHICH LIES EAST OF HIGHWAY 62; THENCE SOUTHWESTERLY ALONG THE RIGHT OF WAY OF SAID COUNTY ROAD, 150 FEET; THENCE SOUTHEASTERLY PERPENDICULARLY TO SAID COUNTY ROAD TO POINT WHICH IS DUE SOUTH OF THE POINT OF BEGINNING; THENCE NORTH TO THE POINT OF BEGINNING.

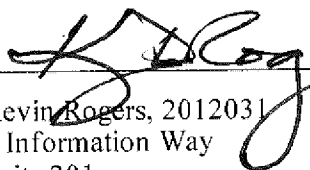
Street Address: 15047 US 62 HWY, Garfield, AR 72732

WHEREAS on February 23, 2021 Chalin Jance Parker White, a single woman, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Highlands Residential Mortgage, Ltd. Said Mortgage was recorded on February 25, 2021 as Instrument No. L202113000 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 February 17, 2025 and recorded on February 24, 2025 as Instrument No. L202508871 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: 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 October 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 29<sup>th</sup> day of September, 2025. Lakeview Loan Servicing, LLC \*\*enote vesting --  
Nationstar Mortgage LLC, by its attorney-in-fact, Albertelli Law

  
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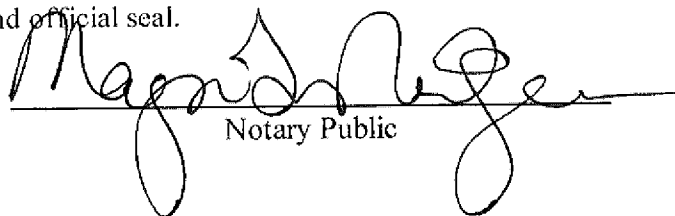
Kevin Rogers, 2012031  
1 Information Way  
Suite 201  
Little Rock, AR 72202  
501-406-0855  
A LAW No. 25-001924

ACKNOWLEDGEMENT

STATE OF ARKANSAS           §  
COUNTY OF PULASKI       §

On this 29<sup>th</sup> day of September, 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 L202554610  
09/29/2025 03:50:50 PM  
Brenda DeShields  
BENTON COUNTY Circuit Clerk & Recorder