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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 22-010535

**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 19, 2024 at or about 11:00AM, the subject real property described herein below will be sold at the Main Entrance of the Boone County Courthouse, 100 North Main Street, Harrison, AR 72601 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 Boone County, Arkansas more particularly described as follows:

A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION TWENTY-THREE (23), TOWNSHIP EIGHTEEN (18) NORTH, RANGE NINETEEN (19) WEST, BOONE COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS: FROM A 5/8-INCH DIAMETER STEEL REBAR MARKING THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, GO SOUTH 89 DEGREES 52' 06" EAST ALONG THE NORTH LINE 91.71 FEET TO THE CENTER OF OLVEY ROAD, SOUTH 02 DEGREES 14' 03" EAST 20.47 FEET TO THE INTERSECTION OF ALABAMA DRIVE AND THE POINT OF BEGINNING OF THE TRACT BEING DESCRIBED, DEPART OLVEY ROAD WITH THE CENTER OF ALABAMA DRIVE NORTH 88 DEGREES 17' 48" EAST 12.39 FEET, SOUTH 88 DEGREES 44' 03" EAST 97.99 FEET, NORTH 88 DEGREES 02' 10" EAST 66.52 FEET, NORTH 86 DEGREES 46' 55" EAST 65.85 FEET, NORTH 85 DEGREES 43' 53" EAST 29.63 FEET, SOUTH 88 DEGREES 58' 07" EAST 55.27 FEET TO A

POINT FROM WHICH A 3/8-INCH REBAR IS OFFSET SOUTH 00 DEGREES 25' 44" WEST 14.00 FEET, DEPART THE DRIVE SOUTH 00 DEGREES 25' 44" WEST 155.00 FEET TO A 1/2-INCH REBAR, NORTH 89 DEGREES 52' 06" WEST 323.06 FEET TO THE CENTER OF OLVEY ROAD, THEN WITH THE CENTERLINE GO NORTH 00 DEGREES 15' 58" WEST 57.99 FEET, NORTH 01 DEGREES 42' 46" WEST 70.94 FEET, THEN NORTH 02 DEGREES 14' 03" WEST 19.98 FEET TO THE POINT OF BEGINNING, CONTAINING 1.12 ACRES AND BEING SUBJECT TO A PUBLIC RIGHT-OF-WAY FOR OLVEY ROAD AND AN EASEMENT FOR INGRESS AND EASEMENT ALONG ALABAMA DRIVE. SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD.

Street Address: 8834 Alabama Dr Harrison AR 72601

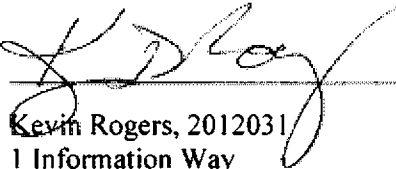
WHEREAS on April 20, 2016 Austin Rea, a single man, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Guild Mortgage Company. Said Mortgage was recorded on April 21, 2016 as Instrument No. 2016002096 in the real property records of Boone County, Arkansas. Mortgage was subsequently assigned to Lakeview Loan Servicing, LLC by virtue of an assignment dated June 14, 2021 and recorded on June 15, 2021 as Instrument No. 2021004105 in the real property records of Boone County, Arkansas. The party initiating foreclosure can be contacted at or in care of its servicer initiating foreclosure at: Nationstar Mortgage, LLC, 350 Highland Dr. Lewisville, TX 75067 at Telephone No. 877-343-5602; 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 June 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 11th day of January, 2024: Lakeview Loan Servicing LLC, 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. 22-010535

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 11th day of January, 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: 1/14/2033

