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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 24-005142

**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 22, 2024 at or about 3:00PM, 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:

TRACT I

A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 18 NORTH, RANGE 19 WEST, BOONE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT, THENCE NORTH 61 DEGREES 00 MINUTES WEST 641.7 FEET, THENCE NORTH 44 DEGREES 37 MINUTES WEST 60.9 FEET, THENCE NORTH 36 DEGREES 44 MINUTES 20 SECONDS WEST 74.1 FEET, THENCE NORTH 29 DEGREES 47 MINUTES 20 SECONDS WEST 43.3 FEET, THENCE NORTH 29 DEGREES 47 MINUTES 20 SECONDS WEST 163.13 FEET TO THE POINT OF REAL BEGINNING; THENCE NORTH 62 DEGREES 27 MINUTES 40 SECONDS EAST 271.5 FEET, THENCE NORTH 27 DEGREES 32 MINUTES 20 SECONDS WEST 160 FEET, THENCE SOUTH 62 DEGREES 27 MINUTES 40 SECONDS WEST 277.9 FEET, THENCE SOUTH 29 DEGREES 47 MINUTES 20 SECONDS EAST 160.13 FEET TO THE POINT OF REAL BEGINNING.

TRACT II

A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 18 NORTH, RANGE 19 WEST, BOONE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT, THENCE NORTH 61 DEGREES 00 MINUTES WEST 641.7 FEET, THENCE NORTH 44 DEGREES 37 MINUTES WEST 60.9 FEET, THENCE NORTH 36 DEGREES 44 MINUTES 20 SECONDS WEST 74.1 FEET, THENCE NORTH 29 DEGREES 47 MINUTES 20 SECONDS WEST 43.3 FEET, THENCE NORTH 29 DEGREES 47 MINUTES 20 SECONDS WEST 163.13 FEET, THENCE NORTH 29 DEGREES 47 MINUTES 20 SECONDS WEST 160.13 FEET TO THE POINT OF REAL BEGINNING; THENCE NORTH 62 DEGREES 27 MINUTES 40 SECONDS EAST 277.9 FEET, THENCE NORTH 27 DEGREES 32 MINUTES 20 SECONDS WEST 12 FEET, THENCE SOUTH 62 DEGREES 27 MINUTES 33 SECONDS WEST 278.37 FEET, THENCE SOUTH 29 DEGREES 47 MINUTES 20 SECONDS EAST 12 FEET TO THE POINT OF REAL BEGINNING.

TRACT III

A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 18 NORTH, RANGE 19 WEST, BOONE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT, THENCE NORTH 61 DEGREES 00 MINUTES WEST 641.7 FEET, THENCE NORTH 44 DEGREES 37 MINUTES WEST 60.9 FEET, THENCE NORTH 36 DEGREES 44 MINUTES 20 SECONDS WEST 74.1 FEET, THENCE NORTH 29 DEGREES 47 MINUTES 20 SECONDS WEST 43.3 FEET TO THE POINT OF REAL BEGINNING, THENCE NORTH 29 DEGREES 47 MINUTES 20 SECONDS WEST 163.13 FEET, THENCE NORTH 62 DEGREES 27 MINUTES 40 SECONDS EAST 271.5 FEET, THENCE SOUTH 27 DEGREES 23 MINUTES 06 SECONDS EAST 162.47 FEET, THENCE SOUTH 62 DEGREES 20 MINUTES 46 SECONDS WEST 264.66 FEET TO THE POINT OF BEGINNING.

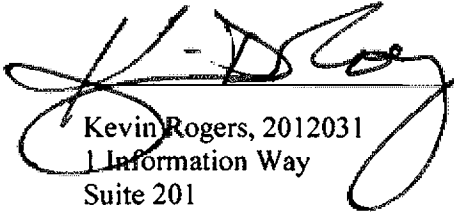
Street Address: 626 Brittain Cemetery Rd Harrison AR 72601

WHEREAS on December 4, 2015 Shelley Coulon, a single woman, sole owner, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Guild Mortgage Company. Said Mortgage was recorded on December 7, 2015 as Instrument No. 2015006151 in the real property records of Boone County, Arkansas. Mortgage was subsequently assigned to JPMorgan Chase Bank, National Association by virtue of an assignment dated August 15, 2018 and recorded on August 20, 2018 as Instrument No. 2018004698 in the real property records of Boone County, Arkansas. Mortgage was subsequently assigned to Lakeview Loan Servicing, LLC by virtue of an assignment dated January 11, 2019 and recorded on January 16, 2019 as Instrument No. 2019000189 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: 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 May 1, 2023, 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 13th day of March, 2024. Lakeview Loan Servicing, LLC enote vesting—
Nationstar Mortgage LLC, by its attorney-in-fact, Albertelli Law



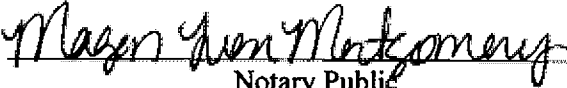
Kevin Rogers, 2012031
1 Information Way
Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 24-005142

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 13th 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

