

CERTIFICATE OF RECORD
STATE OF ARKANSAS, COUNTY OF BRADLEY
I hereby certify that this instrument was
Filed and Recorded in the Official Records
in **Doc Num L202501891**
11/07/2025 04:15:33 PM
CINDY WAGNON
BRADLEY COUNTY CIRCUIT CLERK
By:

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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 25-010051

**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 January 15, 2026 at or about 1:00PM, the subject real property described herein below will be sold at the Main Entrance of the Bradley County Courthouse, 101 East Cedar, Warren, AR 71671 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 Bradley County, Arkansas more particularly described as follows:

ALL THE FOLLOWING LANDS LYING IN THE COUNTY OF BRADLEY AND STATE OF ARKANSAS,
TO-WIT:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 12 SOUTH, RANGE 10 WEST, AND RUN WEST 132 FEET, THENCE NORTHEASTERLY 221 FEET, MORE OR LESS, TO THE SOUTH SIDE OF THE PUBLIC ROAD, THENCE EAST 66 DEGREES SOUTH 69 FEET ALONG THE SOUTH SIDE OF THE PUBLIC ROAD TO THE EAST LINE OF THE FORTY ACRE TRACT, THENCE SOUTH 3.32 CHAINS TO THE POINT OF BEGINNING.

Street Address: 1701 W Pine St Warren AR 71671

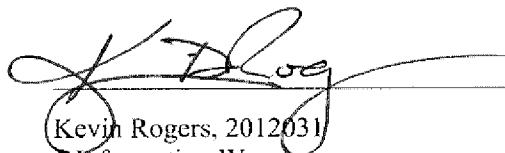
WHEREAS on November 17, 2011 Shana Brooke Huddleston, an unmarried woman, executed a Mortgage in favor of Ouachita Independent Bank. Said Mortgage was recorded on November 18, 2011 as Instrument No. L201102791 in the real property records of Bradley County, Arkansas. Said Mortgage was subsequently assigned to JPMorgan Chase Bank, N.A. by virtue of an assignment dated November

18, 2011 and recorded on November 18, 2011 as Instrument No. L201102792 in the real property records of Bradley County, Arkansas. Said Mortgage was subsequently assigned to Lakeview Loan Servicing, LLC by virtue of an assignment dated December 10, 2018 and recorded on December 14, 2018 as Instrument No. L201801972 in the real property records of Bradley 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, 2025, 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 7 day of November, 2025. Lakeview Loan Servicing LLC **enote vesting-- Nationstar Mortgage LLC, by its attorney-in-fact, Albertelli Law



Kevin Rogers, 2012031
Information Way
Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 25-010051

ACKNOWLEDGEMENT

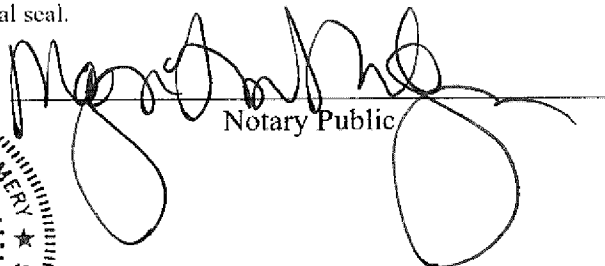
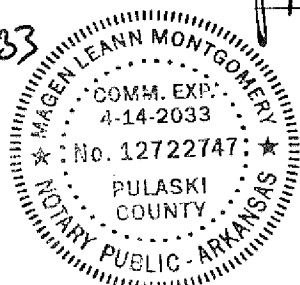
STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 7 day of November, 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.

My Commission Expires:

4/14/2033


Notary Public