



CERTIFICATE OF RECORD
Faulkner County, AR Fee \$195.00
I hereby certify that this instrument was
Filed and Recorded in the Official Records
In Doc Num L202503537 3 Pages
03/18/2025 01:49:11 PM
Nancy Eastham
Faulkner County Circuit Clerk
BY: SMIX D.C.
NON JUDICIAL FORECLOSURE NOTICE

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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 25-000149

**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 June 2, 2025 at or about 10:00AM, the subject real property described herein below will be sold at the Main Entrance of the Faulkner County Courthouse, 801 Locust Street, Conway, AR 72034 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 Faulkner County, Arkansas more particularly described as follows:

THE FOLLOWING DESCRIBED LANDS LYING IN FAULKNER COUNTY ARKANSAS TO WIT:

PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 10, TOWNSHIP 5 NORTH, RANGE 12 WEST, FAULKNER COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, THENCE, ALONG THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, NORTH 00 DEGREES 45 MINUTES 22 SECONDS EAST A DISTANCE OF 330.02 FEET TO THE POINT OF BEGINNING, THENCE, LEAVING SAID EAST LINE, NORTH 88 DEGREES 54 MINUTES 41 SECONDS WEST A DISTANCE OF 131.92 FEET, THENCE NORTH 00 DEGREES 45 MINUTES 34 SECONDS EAST A DISTANCE OF 639.53 FEET TO THE SOUTHERLY RIGHT OF WAY OF HIGHWAY NO. 64, THENCE, ALONG SAID RIGHT OF WAY, SOUTH 77 DEGREES 01 MINUTES 13 SECONDS

EAST A DISTANCE OF 134.94 FEET TO THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, THENCE, ALONG SAID EAST LINE, SOUTH 00 DEGREES 45 MINUTES 22 SECONDS WEST A DISTANCE OF 611.72 FEET TO THE POINT OF BEGINNING, CONTAINING 1.89 ACRES, MORE OR LESS.

Street Address: 766 Main St Conway AR 72032

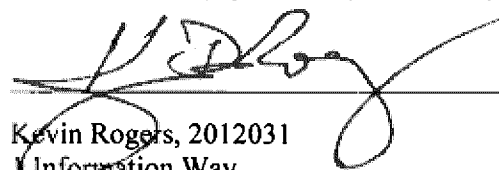
WHEREAS on May 3, 2024, William Youngblood, a single man, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Centennial Bank. Said Mortgage was recorded on May 7, 2024 as Instrument No. L202405740 in the real property records of Faulkner County, Arkansas. Said Mortgage was subsequently assigned to Flagstar Bank, N.A., by virtue of an assignment dated September 19, 2024 and recorded on September 20, 2024 as Instrument No. L202412931 in the real property records of Faulkner County, Arkansas. Said Mortgage was subsequently assigned to Nationstar Mortgage LLC by virtue of an assignment dated December 31, 2024 and recorded on January 2, 2025 as Instrument No. L202500039 in the real property records of Faulkner 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 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.

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WITNESS my hand this 18 day of March, 2025. Lakeview Loan Servicing, LLC enote vesting--
Nationstar Mortgage LLC, by its attorney-in-fact, Albertelli Law



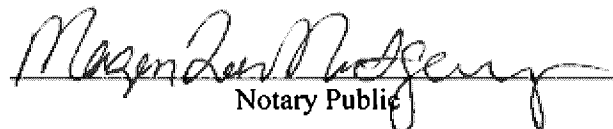
Kevin Rogers, 2012031
Information Way
Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 25-000149

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 18 day of March, 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

