

2023R-000151
FILED
FOR RECORD
FRANKLIN COUNTY CIRCUIT CLERK

RECORDED ON:
01/24/2023 10:29:52 AM
DISTRICT: OZARK

JANICE KING
CLERK & EX-OFFICIO RECORDER
BY: AMANDA GRIFFIN D.C.

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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 22-014471

**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 30, 2023, at or about 11:30am, the subject real property described herein below will be sold at the Main Entrance of the Franklin County Courthouse, 211 West Commercial, Ozark, AR 72949 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 Franklin County, Arkansas more particularly described as follows:

PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 1,
TOWNSHIP 10 NORTH, RANGE 26 WEST, FRANKLIN COUNTY, ARKANSAS,
DESCRIBED AS BEGINNING AT A POINT NORTH 88 DEGREES 54 MINUTES EAST
576.5 FEET FROM THE SOUTHWEST CORNER OF THE SAID SOUTH HALF OF THE
NORTHWEST QUARTER OF SAID SECTION, TOWNSHIP, AND RANGE RUNNING
THENCE NORTH 88 DEGREES 54 MINUTES, EAST 206.0 FEET THENCE NORTH 14
DEGREES 02 MINUTES WEST 310.9 FEET, TO A COUNTY ROAD, THENCE SOUTH 75
DEGREES 39 MINUTES WEST, 108.3 FEET; THENCE LEAVING ROAD, SOUTH 09
DEGREES 36 MINUTES EAST, 264.6 FEET TO THE POINT OF BEGINNING, SUBJECT TO
EASEMENTS AND RIGHTS OF WAY, COVENANTS AND RESTRICTIONS, SUBJECT TO
PREVIOUS RESERVATIONS OR CONVEYANCES OF OIL, GAS AND OTHER

MINERALS.

Street Address: 14336 Lee Point Road Ozark AR 72949

WHEREAS on January 7, 2016, Roy Carey Jr and Amber R. Carey, husband and wife, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Priority Bank, FSB said Mortgage was recorded on January 11, 2016, in Book 202 Page 146 in the real property records of Franklin County, Arkansas. Mortgage was subsequently assigned to JPMorgan Chase Bank, National Association by virtue of an assignment dated October 24, 2017, and recorded on November 6, 2017, in Book 230 Page 277 in the real property records of Franklin County, Arkansas. Mortgage was subsequently assigned to Lakeview Loan Servicing, LLC by virtue of an assignment dated January 11, 2019, and recorded on January 17, 2019, in Book 248 Page 141 in the real property records of Franklin 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

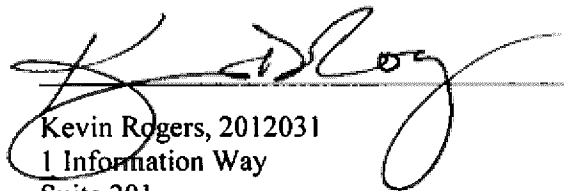
WHEREAS, there may be tenants that claim an interest in the real property herein based upon said tenancy; and

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, 2019, 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 23 day of Jan, 2023.

Nationstar Mortgage LLC d/b/a Mr. Cooper, 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. 22-014471



ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 23rd day of January, 2023, 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: 4-27-26