

2024R-002962
FILED
FOR RECORD
FRANKLIN COUNTY CIRCUIT CLERK

RECORDED ON:
12/26/2024 08:49:42 AM
DISTRICT: OZARK

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

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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 24-028473

**AMENDED 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**
****AMENDED TO CORRECT YEAR OF SALE DATE****

NOTICE IS HEREBY GIVEN that on February 27, 2025, at or about 11:30 AM, 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 NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 11 NORTH, RANGE 26 WEST, MORE PARTICULARLY DESCRIBED AS BEGINNING AT A POINT 222.0 FEET WEST AND 337.0 FEET NORTH OF THE SOUTHEAST CORNER OF THE SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION, TOWNSHIP AND RANGE, AND RUNNING THENCE NORTH 54 DEGREES 00 MINUTES EAST 120.0 FEET, THENCE NORTH 51 DEGREES 25 MINUTES WEST 208.7 FEET, THENCE SOUTH 54 DEGREES 00 MINUTES WEST 208.7 FEET, THENCE SOUTH 51 DEGREES 25 MINUTES EAST 208.7 FEET, THENCE NORTH 54 DEGREES 00 MINUTES EAST 88.7 FEET TO THE POINT OF BEGINNING, AND CONTAINING 1.00 ACRE MORE OR LESS.

Street Address: 5239 Low Gap Rd Ozark AR 72949

WHEREAS on October 30, 2019, David E. Mayes and Heather M. Mayes, Husband and Wife, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Fairway Independent Mortgage Corporation said Mortgage was recorded on October 31, 2019, as instrument number 2019R-000677 in the real property records of Franklin County, Arkansas. Said Mortgage was subsequently assigned to Lakeview Loan servicing, LLC by virtue of a Corporate Assignment of Mortgage executed on May 10, 2023, and recorded on recorded on May 18, 2023, as instrument number 2023R-001147 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 April 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 24 day of December, 2024. Nationstar Mortgage LLC d/b/a Mr. Cooper, by its attorney-in-fact, Albertelli Law

[Handwritten Signature]

Kevin Rogers, 2012031
Information Way
Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 24-028473

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 24 day of December, 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.

[Handwritten Signature]
Notary Public

My Commission Expires: 4/14/2033

