

Kristie Womble-Hughes - Circuit Clerk
Garland, AR
eFiled for Record
05/22/2025 3:23PM

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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 25-006622

**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 August 6, 2025 at or about 12:00PM, the subject real property described herein below will be sold at the Main Entrance of the Garland County Courthouse, 501 Ouachita, Hot Springs, AR 71901 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 Garland County, Arkansas more particularly described as follows:

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF GARLAND, STATE OF ARKANSAS, TO WIT:

ALL OF LOT 44 AND PART OF LOT 43 OF LAKE HAMILTON SHORES # 2 SUBDIVISION, GARLAND COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NW CORNER OF SAID LOT 44, SAID POINT BEING A FOUND 1 INCH PIPE; THENCE N89 DEGREES 31'54" E ALONG THE SOUTH RIGHT-OF -WAY LINE OF HUTCH STREET, 100.40 FEET TO THE NE CORNER OF SAID LOT 43 AND A SET 1/2 INCH REBAR W/CAP; THENCE S00 DEGREES 07'56"W, A LONG THE EAST LINE OF SAID LOT 43, 98.66 FEET; THENCE S88 DEGREES 42'53"W, 50. 11 FEET TO A SET 1/2 INCH REBAR W/CAP ON THE WEST LINE OF SAID LOT 43; THENCE S00 DEGREES 04'13"W, 5.0 FEET TO THE SW CORNER OF SAID LOT 43 AND A SET 1/2 INCH REBAR W/CAP; THENCE S88 DEGREES 42'53"W 50.10 FEET TO A FOUND IRON PIN; THENCE N00 DEGREES 0'34"E, 105.08 FEET TO

THE POINT OF BEGINNING. (ACCORDING TO SURVEY BY WILLIAM PATRICK MALONE, RPLS, DATED DECEMBER 1, 2003. SUBJECT TO EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIONS OF RECORD, IF ANY.

Street Address: 211 Hutch St Hot Springs AR 71913

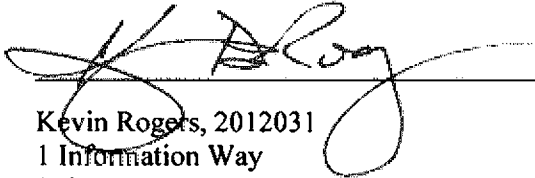
WHEREAS on June 29, 2011 Joshua B. Talley, a single person, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for SWBC Mortgage Corporation. Said Mortgage was recorded on July 6, 2011 in Book 3270, Page 45 in the real property records of Garland County, Arkansas. Said Mortgage was subsequently assigned to Lakeview Loan Servicing, LLC by virtue of an assignment dated July 07, 2021 and recorded on July 14, 2021 in Book 4325, Page 0304 in the real property records of Garland 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 October 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 22 day of May, 2025. Lakeview Loan Servicing, LLC, enote vesting-Nationstar Mortgage LLC, by its attorney-in-fact, Albertelli Law



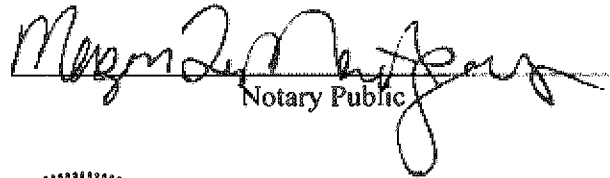
Kevin Rogers, 2012031
1 Information Way
Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 25-006622

ACKNOWLEDGEMENT

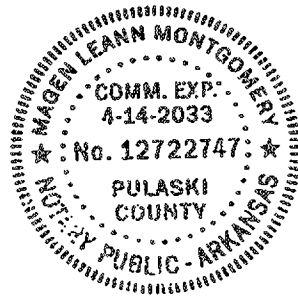
STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 22 day of May, 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



Trans: 392467
Total Fees: \$180.00

Garland County, AR
I certify this instrument was Electronically filed
on 05/22/2025 3:23PM
in DEED Book 4757 Pages 0253 - 0256
Kristie Womble-Hughes - Circuit Clerk