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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 20-003571

**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 December 1, 2021 at or about 12:00PM, the subject real property described herein below will be sold at the Scott County Courthouse, 190 West First St., Waldron, AR 72958 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 Deed of Trust is located in Scott County, Arkansas more particularly described as follows:

A PART OF THE E1/2 OF THE NE1/4 OF THE SW1/4 AND A PART OF THE E1/2 OF THE SE1/4 OF THE NW1/4 ALL IN SECTION 3 T2N R29W OF THE FIFTH P.M. SCOTT COUNTY, ARKANSAS AND MORE DEFINITELY DESCRIBED AS FOLLOWS:

BEGIN AT SOUTHWEST CORNER OF SAID NE1/4 OF THE SW1/4 AND RUN S89 DEGREES 38 MINUTES 05 SECONDS E ALONG FORTY LINE 616.70 FT., TO THE WEST SIDE OF THE E1/2 OF THE NE1/4 SW1/4, THENCE N 00 DEGREES 00 MINUTES 00 SECONDS E ALONG SAID WEST SIDE 285.55 FT. FOR POINT OF BEGINNING, THENCE CONTINUE N 00 DEGREES 00 00 SECONDS E ALONG SAID LINE 1212.0 FT. TO THE WEST RIGHT OF WAY OF US 71 BYPASS, THENCE S 34 DEGREES 59 MINUTES 18 SECONDS E ALONG SAID RIGHT OF WAY 554.38 FT., THENCE LEAVING RIGHT OF WAY S 13 DEGREES 01 MINUTES 59 SECONDS W

**778.78 FT., THENCE N 89 DEGREES 38 MINUTES 11 SECONDS W 142.26 FT. TO
POINT OF BEGINNING.**

Street Address: 4178 Highway 71, S. Waldron, AR 72958

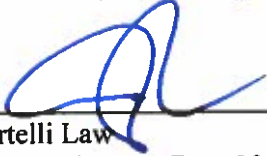
WHEREAS on July 2, 2015, Richard Bates and Matisha Bates, husband and wife, executed a Deed of Trust in favor of William G. Reich, as trustee for Mortgage Electronic Registration Systems, Inc., as nominee for Priority Bank, FSB, a Federal Savings Bank. Said Deed of Trust was recorded on July 6, 2015 in Book 2015 at Page 2441 in the real property records of Scott County, Arkansas. The Deed of Trust was subsequently assigned to Lakeview Loan Servicing, LLC by virtue of an assignment dated March 2, 2020 and recorded on March 9, 2020 in Book 2020 at Page 635 in the real property records of Scott County, Arkansas. The party initiating foreclosure can be contacted at or in care of its servicer initiating foreclosure at: Lakeview Loan Servicing, LLC, 3637 Sentara Way, Virginia Beach, VA 23452 at Telephone No. 800-274-6600; 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 substitute trustee and is acting on and with the consent and authority of the lender who is exercising its power of sale under Ark. Code Ann. §18-50-115 which implies a power of sale in every Deed of Trust 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, 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 13th day of September, 2021



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A LAW No. 20-003571

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 13th day of September, 2021, before me, the undersigned officer, personally appeared James McPherson, 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



Scott County, Ar
I certify this instrument was filed
on 09/28/2021 03:46 PM
and recorded in the Mortgage
Book 2021 Page 3753 - 3755
Barbara Whiteley, Circuit Clerk

Barbara Whiteley