

File# 2019-00012468

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Prepared by:
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SUITE 201
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(501) 406-0855
ALAW File 19-012170

**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 July 9, 2019 at or about 11:00AM, the subject real property described herein below will be sold at of the Washington County Courthouse, 280 N. College, Fayetteville, AR 72701 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 Washington County, Arkansas more particularly described as follows:

**LOT NUMBERED TWENTY-SEVEN (27) IN BLOCK NUMBERED THREE (3) OF
THE CORRECTED PLAT OF INDIANHEAD ESTATES SUBDIVISION TO THE
CITY OF SPRINGDALE, ARKANSAS, AS PER PLAT OF SAID SUBDIVISION ON
FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER
OF WASHINGTON COUNTY, ARKANSAS.**

Street Address: 4208 Navajo Ct., Springdale, AR 72764

WHEREAS on July 28, 2011, OSIE CLIFTON TUNNELL, JR, A MARRIED MALE and ROXIE LAFERN TUNNELL, HUSBAND AND WIFE, executed a Deed of Trust in favor of SCOTT P. GOLDSHOLL, as trustee for MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS NOMINEE FOR EMBRACE HOME LOANS, INC.. Said Deed of Trust was recorded on August 5, 2011 as instrument number 2011-00021967 in the real property records of Washington County, Arkansas. The Deed of Trust was subsequently assigned to LAKEVIEW LOAN SERVICING, LLC by virtue of an assignment dated January 16, 2019 and recorded on January 22, 2019 as instrument number 2019-00001737 in the real property records of Washington 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, and the same is now therefore wholly 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.

WITNESS my hand this 2nd day of May, 2019

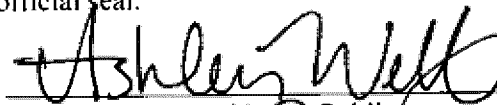
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501-406-0855
A LAW No. 19-012170

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 2nd day of May, 2019, 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:

4/27/2026

Washington County, AR
I certify this instrument was filed on
5/3/2019 8:53:37 AM
and recorded in REAL ESTATE

File# 2019-00012468
Kyle Sylvester - Circuit Clerk