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2019-02385

CRITTENDEN COUNTY, ARKANSAS

FILED FOR RECORD

06/03/2019

10:39:14AM

TERRY HAWKINS, CIRCUIT CLERK

BY

Donna Richman

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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 19-014619

**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 5, 2019 at or about 10:00AM, the subject real property described herein below will be sold at the Main Entrance of the Crittenden County Courthouse, 100 Court Street, Marion, AR 72364 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 Crittenden County, Arkansas more particularly described as follows:

LOT 44 SIXTH ADDITION TO BAIONI SUBDIVISION IN THE CITY OF MARION,
ARKANSAS, AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 3 AT PAGE 245,
IN THE OFFICE OF THE CIRCUIT COURT CLERK & EX-OFFICIO RECORDER OF
CRITTENDEN COUNTY, ARKANSAS.

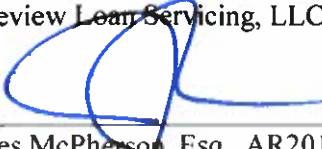
Street Address: 39 Flamingo Cv Marion AR 72364

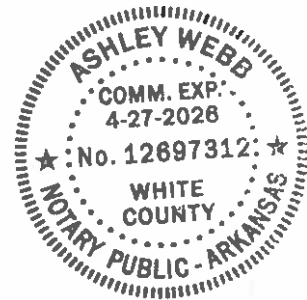
WHEREAS on June 25, 2010 FREDERICK J. SEITZ, A MARRIED PERSON, executed a Mortgage in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR IBERIABANK MORTGAGE COMPANY. Said Mortgage was recorded on June 30, 2010 in Book 1406 at Page 382 in the real property records of Crittenden County, Arkansas. The Mortgage was subsequently assigned to LAKEVIEW LOAN SERVICING, LLC by virtue of an assignment dated April 12, 2019 and recorded on April 17, 2019 as instrument number 2019-01591 in the real property records of Crittenden 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

WHEREA'S, 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, 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 30th day of May, 2019.
Lakeview Loan Servicing, LLC, by its attorney-in-fact, Albertelli Law


James McPherson, Esq., AR2011038
1 Information Way, Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 19-014619

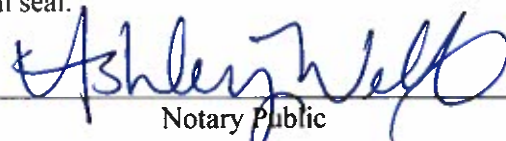


ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 30th 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