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Prepared by:  
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SUITE 201  
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(501) 406-0855  
ALAW File 19-017303

**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 October 16, 2019 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 Deed of Trust is located in Garland County, Arkansas more particularly described as follows:

**PART OF THE SE1/4 NW1/4 OF SECTION 6, TOWNSHIP 2 SOUTH RANGE 18 WEST, DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SAID FORTY AND RUN NORTH 448 FEET; THENCE NORTH 53 DEGREES 30 MINUTES EAST 987 FEET TO THE SOUTH SIDE OF HAMILTON DAIRY ROAD AND THE POINT OF BEGINNING; THENCE SOUTH 220 FEET; THENCE WEST 200 FEET TO THE EAST SIDE OF A ROAD; THENCE NORTH ALONG THE EAST SIDE OF SAID ROAD 232 FEET TO THE SOUTH SIDE OF HAMILTON DAIRY ROAD; THENCE EAST ALONG THE SOUTH SIDE OF HAMILTON DAIRY ROAD 200 FEET TO THE POINT OF BEGINNING. SUBJECT TO EXISTING EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.**

Street Address: 419 Hamilton Dairy Rd Hot Springs Villa AR 71909

WHEREAS on November 23, 2009, RANDY DOUELL, A MARRIED MAN and MARETTA DOUELL, HIS WIFE, executed a Deed of Trust in favor of STEVE HOLMES & ASSOCIATES, P.C., as trustee for MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR ALACRITY

LENDING COMPANY. Said Deed of Trust was recorded on December 3, 2009 in Book 3119 at Page 263 in the real property records of Garland County, Arkansas. The Deed of Trust was re-recorded to change the name of the Grantors of the Deed of Trust to Edward R. Douell, Jr., a married man, and Maretta Douell on March 31, 2010 in Book 3148 at Page 154 in the real property records of Garland County, Arkansas. The Deed of Trust was subsequently assigned to Lakeview Loan Servicing, LLC by virtue of an assignment dated July 29, 2019, and recorded July 31, 2019 in Book 4072 at Page 0065 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. 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 8<sup>th</sup> day of August, 2019



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A LAW No. 19-017303

#### ACKNOWLEDGEMENT

STATE OF ARKANSAS  
COUNTY OF PULASKI

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On this 8<sup>th</sup> day of August, 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.

My Commission Expires:

4-27-2026



Notary Public

