

CERTIFICATE OF RECORD
DOCUMENT NUMBER: 2019-08204
FILED: 10/10/2019 08:30 AM
POPE COUNTY, ARKANSAS
RACHEL L. OERTLING
TRACY LUSK, D.C.
PAGES: 2
FEE: \$ 160.00

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Prepared by:
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1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 19-021619

**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 December 11, 2019 at or about 1:30PM, the subject real property described herein below will be sold at the Main Entrance of the Pope County Courthouse, 100 W. Main, Russellville, AR 72801 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 Pope County, Arkansas more particularly described as follows:

A PART OF THE NE1/4 OF THE NW1/4 OF SECTION 1, T-9-N, R-19-W, HECTOR, POPE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NE CORNER OF SAID NE1/4 OF THE NW1/4; THENCE N 88 DEGREES 52 MINUTES 20 SECONDS W, ALONG THE NORTH LINE THEREOF, 195.00 FT. TO THE POINT OF BEGINNING; THENCE S 01 DEGREE 07 MINUTES 40 SECONDS W, 261.00 FT.; THENCE N 88 DEGREES 52 MINUTES 20 SECONDS, 244.50 FT.; THENCE N 01 DEGREE 07 MINUTES 40 SECONDS E, 261.00 FT. TO A POINT ON THE NORTH LINE SAID NE1/4 OF THE NW1/4; THENCE S 88 DEGREES 52 MINUTES 20 SECONDS E, ALONG SAID NORTH LINE, 244.50 FT. TO THE POINT OF BEGINNING.

Street Address: 449 Pine Street Hector AR 72843


WHEREAS on November 19, 2014 Clayton J. Nichols and Valarie Nichols, husband and wife, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Residential Acceptance Corporation. Said Mortgage was recorded on November 24, 2014 in Misc. Book 2014-51 at

Page 00365 in the real property records of Pope County, Arkansas. The Mortgage was subsequently assigned to Lakeview Loan Servicing, LLC by virtue of an assignment dated October 7, 2019 and recorded October 9, 2019 in the real property records of Pope 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 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 9th day of October, 2019.
Lakeview Loan Servicing, LLC, by its attorney-in-fact, Albertelli Law

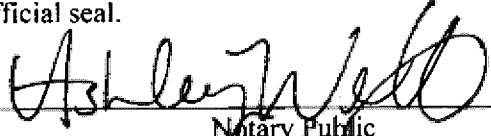

James McPherson, Esq., AR2011038
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Little Rock, AR 72202
501-406-0855
A LAW No. 19-021619

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 9th day of October, 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

