

2019061686

PULASKI CO. AR FEE \$25.00

PRESENTED

9/27/2019 5:05:09 PM

RECORDED

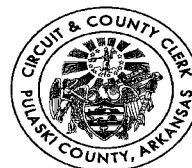
09/30/2019 08:18:19 AM

TERRI HOLLINGSWORTH

Circuit / County Clerk

BY: STEPHANIE BESAW

DEPUTY RECORDER



(this space left for blank for recording)

Prepared by:
ALBERT FILLIAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 19-021638

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 9, 2019 at or about 1:00PM, the subject real property described herein below will be sold at the main entrance of the Pulaski County Courthouse, 401 West Markham, Little Rock, AR 72201 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 Pulaski County, Arkansas more particularly described as follows:

TRACT NO. 2: A PART OF THE NW 1/4 SECTION 9, TOWNSHIP 2 SOUTH, RANGE 12 WEST, SALINE COUNTY., ARKANSAS, MORE PARTICULARLY DESCRIBED AS COMMENCING AT NORTHEAST CORNER OF 1/4 NW 1/4, SECTION 9, AND RUN WEST 813 FEET; THENCE SOUTH 197.6 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 30 SECONDS WEST 456.0 FEET THENCE SOUTH 88 DEGREES 07 MINUTES 57 SECONDS WEST 389.0 FEET TO THE POINT OF BEGINNING; SOUTH 88 DEGREES 07 MINUTES A DISTANCE OF 130.0 FEET; THENCE NORTH DEGREES 26 MINUTES 47 SECONDS EAST 337.15 FEET; THENCE SOUTH 89 DEGREES 44 MINUTES 40 SECONDS EAST 133.0 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 40 SECONDS EAST 52.0 FEET; SOUTH 01 DEGREES 48 MINUTES 20 SECONDS WEST 280.86 FEET TO THE POINT OF BEGINNING.

TRACT NO. 1: A PART OF THE NW 1/4 NW 1/4, SECTION 9, TOWNSHIP 2 SOUTH 12 WEST, SALINE COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS: BEGINNING AT NORTHWEST CORNER OF NW 1/4 NW 1/4, AND RUN EAST 133.0 FEET; THENCE SOUTH 328.0; THENCE WEST TO THE WEST LINE OF SAID NW 1/4 NW 1/4; THENCE NORTH 328.0 FEET TO THE BEGINNING.

Street Address: 2725 Lorance Dr Little Rock AR 72206

WHEREAS on November 8, 2013, Toby M. Harris and Ronda F. Harris, executed a Deed of Trust in favor of Wilson & Associates, PLLC, as trustee for Mortgage Electronic Registration Systems, Inc., as nominee for Freedom Mortgage Corporation. Said Deed of Trust was recorded on January 2, 2014 in Book 2014 at Page 000019 in the real property records of Saline County, Arkansas. The Deed of Trust was subsequently assigned to Lakeview Loan Servicing LLC by virtue of an assignment dated January 25, 2019 and recorded on January 29, 2019 as instrument number 2019-001641 in the real property records of Saline 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.

****THIS SPACE INTENTIONALLY LEFT BLANK****

WITNESS my hand this 27th day of September, 2019



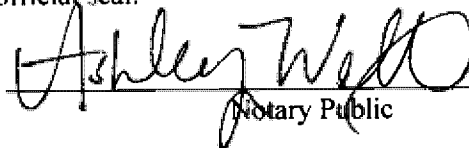
Albertelli Law
James McPherson, Esq., AR2011038
1 Information Way, Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 19-021638

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 27th day of September, 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

