

**CERTIFICATE
OF RECORD**

Doc# L20191143

Filed: 12/03/2019 03:11 pm
Cleveland County, Arkansas
Jimmy D. Cummings
Circuit Clerk
By: Rosemary Sinclair
Deputy Clerk

2 Pages

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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 19-024624

**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 February 3, 2020 at or about 3:00 PM, the subject real property described herein below will be sold at the Main Entrance of the Cleveland County Courthouse, 20 Magnolia Street, Rison, AR 71665 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 DAY OF SALE AND ALL TRANSFER TAXES WILL BE THE RESPONSIBILITY OF THE PURCHASER.

WHEREAS, the property secured under the Mortgage is located in Cleveland County, Arkansas more particularly described as follows:

PART OF BLOCK 42 OF THE TOWN OF RISON, CLEVELAND COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF THE SOUTHWEST CORNER OF SAID BLOCK 42, THENCE NORTH ALONG THE EASTERN BOUNDARY OF SAID BLOCK TO A POINT OF EQUAL DISTANCE BETWEEN THE SOUTHERN POINT OF SAID BLOCK AND THE NORTHEAST CORNER THEREOF, THENCE IN A WESTERLY DIRECTION PARALLEL WITH THE NORTH BOUNDARY LINE OF BLOCK 100 FEET TO THE WESTERN BOUNDARY OF SAID BLOCK, AND THENCE IN A SOUTHERNLY DIRECTION IN A STRAIGHT COURSE TO THE SOUTHWEST CORNER OF SAID BLOCK TO THE POINT OF BEGINNING; SAID BLOCK BEING LOCATED IN THE NORTHEAST FRACTIONAL QUARTER OF THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 1, TOWNSHIP 9 SOUTH, RANGE 11 WEST OF THE 5TH P.M.

Street Address: 404 Jasmine St Rison AR 71665

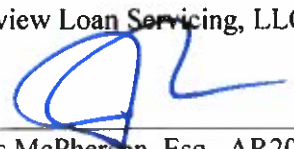
WHEREAS on March 8, 2006 Laqueisha Malone, a single woman, executed a Mortgage in favor of JPMorgan Chase Bank N.A. Said Mortgage was recorded on March 27, 2006 as instrument number 06-392

in the real property records of Cleveland County, Arkansas. The Mortgage was subsequently assigned to Lakeview Loan Servicing, LLC by virtue of an assignment dated May 16, 2019 and recorded on May 28, 2019 as instrument number L20190451 in the real property records of Cleveland 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 2nd day of December, 2019.
Lakeview Loan Servicing, LLC, by its attorney-in-fact, Albertelli Law

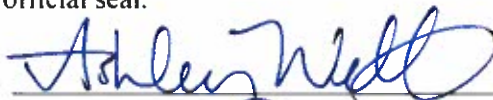

James McPherson, Esq., AR2011038
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Little Rock, AR 72202
501-406-0855
A LAW No. 19-024624

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 2nd day of December, 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

