

L202000260

ASHLEY CO. AR FEE \$175.00

PRESENTED & RECORDED

01/29/2020 11:28:47

VICKIE STELL

Circuit Clerk

BY: LISA FULGHAM

DEPUTY CLERK

BK: MS 2020

PG: 206 - 207

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Prepared by:
AL BERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 19-021705

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 April 9, 2020 at or about 11:00AM, the subject real property described herein below will be sold at of the Ashley County Courthouse, 205 East Jefferson, Hamburg, AR 71646 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 Ashley County, Arkansas more particularly described as follows:

**LOT 14, BLOCK 17, FOREST PARK ADDITION TO THE CITY OF CROSSETT,
ARKANSAS, FILED FOR RECORD IN THE OFFICE OF THE CIRCUIT CLERK
AND RECORDER FOR ASHLEY COUNTY, ARKANSAS, IN PLAT BOOK 1 AT
PAGE 5**

Street Address: 1306 Elm St, Crossett, AR 71635

WHEREAS on December 19, 2012, James D. Henslee and Marcy D. Henslee, husband and wife, executed a Deed of Trust in favor of G. Gene Crawford, President, as trustee for Mortgage Electronic Registration Systems, Inc., as nominee for First National Bank of Crossett. Said Deed of Trust was recorded on December 26, 2012 in Book MR2012 at Page 6251 in the real property records of Ashley County, Arkansas. The Deed of Trust was subsequently assigned to Lakeview Loan Servicing, LLC by virtue of an assignment dated October 11, 2019 and recorded October 16, 2019 in Book MS 2019 at Page 2135 and as instrument number L201903077 in the real property records of Ashley 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

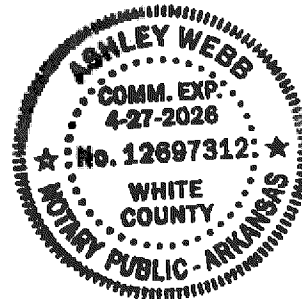
WHEREAS, there may be tenants that claim an interest in the real property herein based upon said tenancy; and

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 28th day of January, 2020.



Albertelli Law
David Tyler Mills, Esq. AR Bar No. 2016041
1 Information Way, Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 19-021705

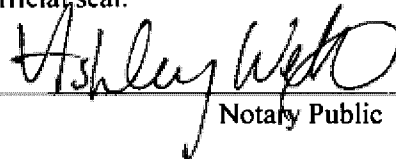


ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 28th day of January, 2020, before me, the undersigned officer, personally appeared David Tyler Mills, 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