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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 20-003858

**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 April 27, 2020 at or about 2:00PM, the subject real property described herein below will be sold at the Main Entrance of the Craighead County Courthouse, 511 S. Main St., Jonesboro, AR 72401 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 Craighead County, Arkansas more particularly described as follows:

A PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 14 NORTH, RANGE 4 EAST, THENCE NORTH ALONG THE SECTION LINE 662.0 FEET, THENCE SOUTH 89 DEGREES 10 MINUTES WEST 1322.1 FEET, THENCE NORTH 660 FEET, THENCE NORTH 89 DEGREES 22 MINUTES EAST 200 FEET, THENCE SOUTH 0 DEGREES 38 MINUTES EAST 94.59 FEET, THENCE SOUTH 89 DEGREES 22 MINUTES WEST 200 FEET, THENCE NORTH 0 DEGREES 38 MINUTES WEST 94.59 FEET TO THE POINT BEGINNING.

Street Address: 802 Sweetheart Lane Jonesboro AR 72401

WHEREAS on April 13, 2017 Michael S. Mullins and Lisa Mullins, husband and wife, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for American Financial


Resources, Inc. Said Mortgage was recorded on April 13, 2017 as instrument number 2017R-006257 in the real property records of Craighead County, Jonesboro District, Arkansas. The Mortgage was subsequently assigned to Lakeview Loan Servicing, LLC by virtue of an assignment dated February 21, 2020 and recorded on February 25, 2020 as instrument number 2020R-004013 in the real property records of Craighead County, Jonesboro District, 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 26th day of February, 2020.

Lakeview Loan Servicing, LLC, by its attorney-in-fact, Albertelli Law


James McPherson, Esq., AR2011038
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501-406-0855
A LAW No. 20-003858

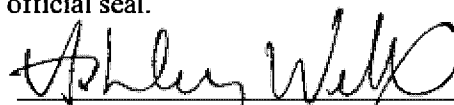
ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 26th day of February, 2020, 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

