

**2020-013176**

I certify this instrument  
was filed on:

**06/25/2020 08:02:41 AM**

**Myka Bono Sample  
Saline County Circuit Clerk**

Pages: 3  
ER

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Prepared by:  
ALBERTELLI LAW  
1 INFORMATION WAY  
SUITE 201  
LITTLE ROCK, AR 72202  
(501) 406-0855  
ALAW File 20-009631

**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 September 14, 2020 at or about 1:00PM, the subject real property described herein below will be sold at the Main Entrance of the Saline County Courthouse, 200 N. Main St., Benton, AR 72015 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 Saline County, Arkansas more particularly described as follows:

PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, ALL IN SECTION 17, TOWNSHIP 2 SOUTH, RANGE 12 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 88 DEGREES 55 MINUTES 50 SECONDS EAST, ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 382.22 FEET; THENCE NORTH 08 DEGREES 25 MINUTES 26 SECONDS WEST, A DISTANCE OF 1145 41 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE NORTH 08 DEGREES 25 MINUTES 26 SECONDS WEST, A DISTANCE OF 316 61 FEET TO THE SOUTH LINE OF SPRINGWATER SUBDIVISION, PHASE II; THENCE SOUTH 88 DEGREES 53 MINUTES 19 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SPRINGWATER SUBDIVISION, PHASE II, A DISTANCE OF 470 32 FEET TO THE NORTHWEST CORNER OF SPRINGWATER SUBDIVISION PHASE 3, THENCE SOUTH 00 DEGREES 19 MINUTES 46 SECONDS EAST,

ALONG THE WEST LINE THEREOF, A DISTANCE OF 190 88 FEET; THENCE  
ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET A DISTANCE  
OF 49 90 FEET, THENCE SOUTH 00 DEGREES 19 MINUTES 46 SECONDS EAST,  
ALONG THE WEST LINE OF SAID SPRINGWATER PHASE 3, A DISTANCE OF  
91.11 FEET; THENCE NORTH 89 DEGREES 02 MINUTES 46 SECONDS WEST, A  
DISTANCE OF 425 81 FEET TO THE POINT OF BEGINNING.

Street Address: 145 Melden Rd, Hensley, AR 72065

WHEREAS on February 5, 2016 Kenneth M. Hampton, Jr. and Tiffnee Ann Hampton, husband and wife, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for First Arkansas Financial, Inc. Said Mortgage was recorded on February 9, 2016 as instrument number 2016-002684 in the real property records of Saline County, Arkansas. The Mortgage was subsequently assigned to Lakeview Loan Servicing, LLC by virtue of an assignment dated January 22, 2020 and recorded on January 24, 2020 as instrument number 2020-001481 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 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.

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WITNESS my hand this 24th day of June, 2020.

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



James McPherson, Esq., AR2011038  
1 Information Way, Suite 201  
Little Rock, AR 72202  
501-406-0855  
A LAW No. 20-009631

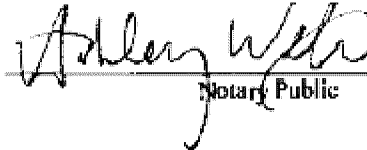
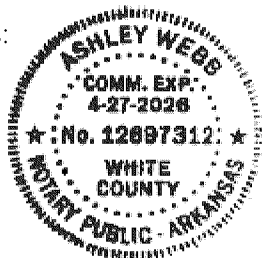
#### ACKNOWLEDGEMENT

STATE OF ARKANSAS       §  
COUNTY OF PULASKI     §

On this 24<sup>th</sup> day June, 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