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Tx:4043561

CERTIFICATE OF RECORD

INSTRUMENT # 2020-08209

FILED: 07/31/2020 01:59:47 PM

LONOKE COUNTY, ARKANSAS

DEBORAH OGLESBY, CIRCUIT CLERK

BY: CHRIS

PAGES: 2

220.00



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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 20-009480

**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 October 1, 2020 at or about 10:00AM, the subject real property described herein below will be sold at the Main Entrance of the Lonoke County Courthouse, 301 North Center St., Lonoke, AR 72086 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 Lonoke County, Arkansas more particularly described as follows:

A TRACT OF LAND LOCATED IN PART OF THE SE1/4 OF THE NE1/4, SECTION 27, T5N, R9W, WARD, LONOKE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NW CORNER OF THE SE1/4 NE1/4, SECTION 27; THENCE SOUTH 315.0 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 178.0 FEET; THENCE EAST 330.0 FEET; THENCE NORTH 178.0 FEET; THENCE WEST 330.0 FEET TO THE POINT OF BEGINNING.

Street Address: 209 Cross St Ward AR 72176

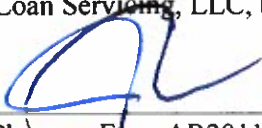
WHEREAS on July 23, 2010 Jack E. Mason and Ruth Mason, husband and wife, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for USAA Federal Savings Bank. Said Mortgage was recorded on August 2, 2010 as instrument number 201007928 in the real property records of Lonoke County, Arkansas. The Mortgage was subsequently assigned to PHH Mortgage Corporation by virtue of an assignment dated January 30, 2017 and recorded February 6, 2017 as instrument number 2017-01298 in the real property records of Lonoke County, Arkansas. The assignment was re-recorded on April 3, 2017 as instrument number 2017-03339 in the real property records of Lonoke County, Arkansas. The Mortgage was subsequently assigned to Lakeview Loan Servicing, LLC by virtue of an assignment dated

February 2, 2017 and recorded on February 6, 2017 as instrument number 2017-01297 in the real property records of Lonoke County, Arkansas. The assignment was re-recorded on April 3, 2017 as instrument number 2017-03340 in the real property records of Lonoke 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 28th day of July, 2020.
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. 20-009480

ACKNOWLEDGEMENT

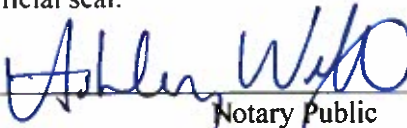
STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 28th day of July, 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:
04/27/2026





Notary Public