

L202102228

MADISON CO. AR FEE \$180.00

PRESENTED & RECORDED

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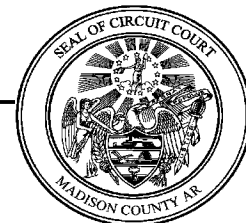
**JUDY FOSTER
CIRCUIT CLERK AND RECORDER**

**BY: ALLYSON WILSON
DEPUTY CLERK**

NOTICE OF DEFAULT

3 Pages

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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 20-003590

**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 23, 2021 at or about 2:30P.M., the subject real property described herein below will be sold at the Main Entrance of the Madison County Courthouse, 201 West Main Street, Huntsville, AR 72740 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 Madison County, Arkansas more particularly described as follows:

THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4)
OF SECTION TWENTY-TWO (22), IN TOWNSHIP FIFTEEN (15) NORTH, RANGE
TWENTY-SEVEN (27) WEST OF THE FIFTH PRINCIPAL MERIDIAN,
CONTAINING FORTY ACRES,

AND

PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER
(NW 1/4) OF SECTION TWENTY-TWO (22), IN TOWNSHIP FIFTEEN (15) NORTH,
RANGE TWENTY-SEVEN (27) WEST OF THE FIFTH PRINCIPAL MERIDIAN,
DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE
SAID FORTY-ACRE TRACT; RUN THENCE NORTH 100 YARDS TO A STONE,

THENCE WEST 80 RODS TO THE WEST LINE OF SAID FORTY-ACRE TRACT;
THENCE SOUTH 100 YARDS TO THE SOUTHWEST CORNER OF SAID FORTY-
ACRE TRACT; THENCE EAST 80 RODS TO THE PLACE OF BEGINNING; SAID
TRACT CONTAINING NINE (9) ACRES, MORE OR LESS, AND CONTAINING IN
ALL FORTY-NINE (49) ACRES, MORE OR LESS, MADISON COUNTY,
ARKANSAS.

Street Address: 2210 Madison 6261, Huntsville, AR 72740

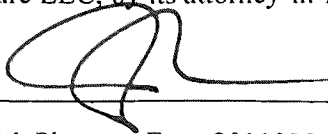
WHEREAS on May 25, 2018 Travis Reed, married man, and Rebecca Reed, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Mortgage Research Center, LLC dba Veterans United Home Loans. Said Mortgage was recorded on May 29, 2018 as instrument number L201801221 in the real property records of Madison County, Arkansas. The Mortgage was subsequently assigned to Lakeview Loan Servicing, LLC by virtue of an assignment dated April 27, 2020 and recorded on April 30, 2020 as instrument number L202001079 in the real property records of Madison 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, specifically the installment due October 1, 2019, and each subsequent payment to date are now 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 22nd day of July, 2021.
LoanCare LLC, by its attorney-in-fact, Albertelli Law



James McPherson, Esq., 2011038
1 Information Way, Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 20-003590

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 22nd day of July, 2021, 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:
04/27/2026

