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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 21-005594

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 November 10, 2021 at or about 2:30PM, the subject real property described herein below will be sold at 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 Deed of Trust is located in Craighead County, Arkansas more particularly described as follows:

A PARCEL OF LAND IN THE S 1/2 OF THE SE1/4 OF THE SW1/4 OF SECTION 8, TOWNSHIP 14 NORTH, RANGE 3 EAST CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST LINE OF THE S1/2 OF THE SE1/2 OF THE SW1/4, POINT BEING 314.8 FEET SOUTH OF THE NE CORNER OF THE S1/2 OF THE SE1/4 OF THE SW 1/4 THENCE WEST 405 FEET TO THE POINT OF BEGINNING; THENCE S 88 DEGREES 34 MINUTES 33 SECONDS W, 255 FEET; THENCE N 00 DEGREES 08 MINUTES 51 SECONDS E, 315 FEET; THENCE N 88 DEGREES 35 MINUTES 30 SECONDS E, 160 FEET; THENCE S 00 DEGREES 00 MINUTES 38 SECONDS W, 285 FEET; THENCE N 88 DEGREES 31 MINUTES 22 SECONDS E, 94.21 FEET; THENCE S 00 DEGREES 01 MINUTES 36 SECONDS W, 30 FEET TO THE POINT OF BEGINNING; AND BEING SUBJECT TO ANY EASEMENTS OF RECORDS. TOGETHER WITH AN EASEMENT FOR THE PURPOSE OF INGRESS AND EGRESS MORE PARTICULARLY DESCRIBED AS FOLLOWS: A 30 FOOT WIDE

PARCEL, BEGINNING AT A POINT 314.8 FEET SOUTH OF THE NE CORNER OF THE S1/2 OF THE SE1/4 OF THE SW1/4 OF SECTION 8, TOWNSHIP 14 NORTH, RANGE 3 EAST, THENCE WEST 405 FEET; THENCE NORTH 30 FEET; THENCE EAST 405 FEET; THENCE SOUTH 30 FEET TO THE POINT OF BEGINNING.

Street Address: 426 County Rd. 111, Bono, AR 72416


WHEREAS on July 29, 2011, James Todd Bennett, unmarried man, executed a Deed of Trust in favor of Laura Brissey, as trustee for Mortgage Electronic Registration Systems, Inc., as nominee for First Community Bank. Said Deed of Trust was recorded on August 10, 2011 as instrument number JB2011R-012224 in the real property records of Craighead County, Arkansas. The Deed of Trust was subsequently assigned to Lakeview Loan Servicing, LLC by virtue of an assignment dated July 19, 2021 and recorded on August 6, 2021 as instrument number 2021R-018951 in the real property records of Craighead 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, specifically the installment due February 1, 2020, 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 2nd day of September, 2021

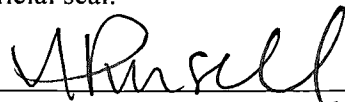

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ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 2nd day of September, 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:

4-27-26

