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ARKANSAS CO. AR FEE \$175.00
PRESENTED & RECORDED
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SARAH MERCHANT
CIRCUIT CLERK
BY: KAY STEPHENS
DEPUTY CIRCUIT CLERK
BK: DM 2021
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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 21-006122

**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 December 1, 2021 at or about 11:00AM, the subject real property described herein below will be sold at the Main Entrance of the Arkansas County Courthouse, 302 South College Street, Stuttgart, AR 72160 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 TIMR OF SALE AND ALL TRANSFER TAXES WILL BE THE RESPONSIBILITY OF THE PURCHASER.

WHEREAS, the property secured under the Mortgage is located in Arkansas County, Arkansas more particularly described as follows:

LOT THIRTY (30), GRANVUE ACRES, AN ADDITION TO AND A SUBDIVISION
OF THE CITY OF STUTTGART, NORTHERN DISTRICT OF ARKANSAS COUNTY,
ARKANSAS.

Street Address: 1502 Red Bud Ln Stuttgart AR 72160

WHEREAS on January 23, 2015 Jason Andrew Fischer and Terra Lyne Fischer, 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 2, 2015 in Book DM 2015 at Page 519 and as instrument number L201500176 in the real property records of Arkansas County – Northern District, Arkansas. The Mortgage was subsequently assigned to Lakeview Loan Servicing, LLC by virtue of an assignment dated December 30, 2016 and recorded on May 22, 2017 in Book DM 2017 at Page 3447 and as instrument number L201701016 in the real property records of Arkansas County – Northern 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, specifically the installment due May 1, 2018, 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.

WITNESS my hand this 20th day of September, 2021.

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



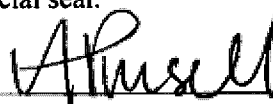
James McPherson, Esq., AR2011038
1 Information Way, Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 21-006122

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 20th 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

