



CERTIFICATE OF RECORD  
Faulkner County, AR Fee \$180.00  
I hereby certify that this instrument was  
Filed and Recorded in the Official Records  
In Doc Num L202201653 3 Pages  
01/26/2022 01:22:48 PM  
Crvstal Tavlör  
Faulkner County Circuit Clerk  
BY: DVARNER D.C.  
NON JUDICIAL FORECLOSURE NOTICE

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Prepared by:  
ALBERTELLI LAW  
1 INFORMATION WAY  
SUITE 201  
LITTLE ROCK, AR 72202  
(501) 406-0855  
ALAW File 20-006214

**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 March 28, 2022, at or about 10:00AM, the subject real property described herein below will be sold at the Main Entrance of the Faulkner County Courthouse, 801 Locust Street, Conway, AR 72034 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 Faulkner County, Arkansas more particularly described as follows:

PART OF THE SE 1/4 OF SECTION 8, T6N, R11W, FAULKNER COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SE 1/4 RUN THENCE NORTH 89 DEGREES 45 MINUTES 22 SECONDS EAST ALONG THE NORTH LINE OF SAID SE 1/4 1156.0 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 0 DEGREES 04 MINUTES 15 SECONDS WEST 130.0 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 0 DEGREES 04 MINUTES 15 SECONDS WEST 435.0 FEET, THENCE NORTH 89 DEGREES 45 MINUTES 22 SECONDS EAST 763.13 FEET; THENCE NORTH 13 DEGREES 29 MINUTES 02 SECONDS EAST 138.96 FEET; THENCE NORTH 69 DEGREES 32 MINUTES 30 SECONDS WEST 848.52 FEET TO THE POINT OF BEGINNING.

LESS & EXCEPT: THE EAST 30.0 FEET FOR A ROAD EASEMENT AND RESERVING A CUL DE SAC USED FOR A ROAD EASEMENT HAVING A RADIUS OF 60.0 FEET THE RADIUS POINT BEING LOCATED AT THE SOUTHEAST

CORNER OF AFORESAID DESCRIBED PROPERTY AND RESERVING A 15.0 FOOT UTILITY EASEMENT ALONG ALL LOT AND RIGHT OF WAY LINES, ALSO SUBJECT TO A RIGHT OF WAY FOR A ARKLA GAS PIPELINE. THIS PROPERTY IS ALSO KNOWN AS LOT 22 STONE MEADOWS SUBDIVISION UNRECORDED.

PART OF THE SE 1/4 OF SECTION 8, T6N, R11W, FAULKNER COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SE 1/4 RUN THENCE NORTH 89 DEGREES 45 MINUTES 22 SECONDS EAST ALONG THE NORTH LINE OF SAID SE 1/4 1156.0 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89 DEGREES 45 MINUTES 22 SECONDS EAST 794.2 FEET; THENCE SOUTH 0 DEGREES 05 MINUTES 02 SECONDS EAST 430.0 FEET; THENCE NORTH 69 DEGREES 32 MINUTES 30 SECONDS WEST 848.52 FEET; THENCE NORTH 0 DEGREES 04 MINUTES 15 EAST 130 FEET TO THE POINT OF BEGINNING.

LESS & EXCEPT: THE EAST 30.0 FEET OF THE NORTH 10.0 FEET AND RESERVING THE EAST 30.0 FEET FOR A ROAD EASEMENT AND RESERVING A CUL DE SAC USED FOR A ROAD EASEMENT HAVING A RADIUS OF 60.0 FEET THE RADIUS POINT BEING LOCATED AT THE SOUTHEAST CORNER OF AFORESAID DESCRIBED PROPERTY AND RESERVING A 15.0 FOOT UTILITY EASEMENT ALONG ALL LOT AND RIGHT OF WAY LINES, ALSO SUBJECT TO A RIGHT OF WAY FOR A ARKLA GAS PIPELINE. THIS PROPERTY IS ALSO KNOWN AS LOT 23 STONE MEADOWS SUBDIVISION UNRECORDED.

Street Address: 27 Flintstone Cove, Vilonia, AR 72173

WHEREAS on December 8, 2011, Kendra Lee Swope, unmarried, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc. as nominee for American Financial Resources, Inc., a New Jersey Corporation. Said Mortgage was recorded on December 12, 2011, as instrument number 2011-19761 in the real property records of Faulkner County, Arkansas. The Mortgage was subsequently assigned Lakeview Loan Servicing, LLC by virtue of an assignment dated March 26, 2020, and recorded on April 2, 2020, as instrument number L202004943 in the real property records of Faulkner 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

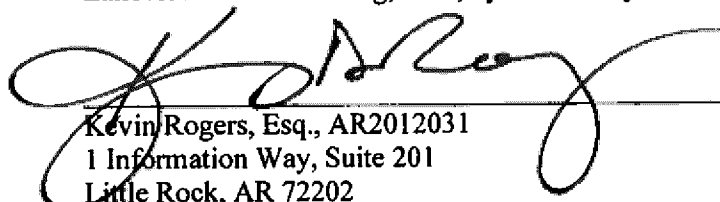
WHEREAS there may be tenants that claim an interest in the real property herein based upon said tenancy; and

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 November 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.

WITNESS my hand this 26 day of Jan, 2022.

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



Kevin Rogers, Esq., AR2012031  
1 Information Way, Suite 201  
Little Rock, AR 72202  
501-406-0855  
A LAW No. 20-006214

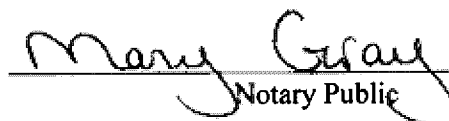
ACKNOWLEDGEMENT

STATE OF ARKANSAS §  
COUNTY OF PULASKI §



On this 26<sup>th</sup> day of January, 2022, before me, the undersigned officer, personally appeared, Kevin Rogers, 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: 7/25/2024