

2022R-000882
FILED
FOR RECORD
FRANKLIN COUNTY CIRCUIT CLERK

RECORDED ON:
03/30/2022 12:06:45 PM
DISTRICT: OZARK

JANICE KING
CLERK & EX-OFFICIO RECORDER
BY: ELIZABETH GABLE D.C.

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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 22-002854

**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 June 8, 2022, at or about 10:00AM, the subject real property described herein below will be sold at the Main Entrance of the Franklin County Courthouse, 211 West Commercial, Ozark, AR 72949 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 Franklin County, Arkansas more particularly described as follows:

THE FOLLOWING DESCRIBED REAL ESTATE LYING IN THE COUNTY OF FRANKLIN, STATE OF ARKANSAS, TO WIT:

ONE SQUARE ACRE LOCATED IN THE NORTHEAST CORNER OF THE NORTH (1/2) HALF OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 11 NORTH OF RANGE 28 WEST.

BEING THE SAME PROPERTY CONVEYED TO CAROL CHAMBERS BY DEED FROM CATHY NAHAY, A SINGLE PERSON RECORDED 07/29/2005 IN DEED BOOK 32 PAGE 539, IN THE OFFICE OF THE CLERK AND EX -OFFICIO RECORDER OF FRANKLIN COUNTY, ARKANSAS.

Street Address: 14840 White Valley Road, Mulberry, AR 72947

WHEREAS on July 25, 2013, David Frederick Chambers and Carol Chambers, husband and wife, 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 August 16, 2013, in Book 165 at Page 223 in the real property records of Franklin County, Arkansas. The Mortgage was subsequently assigned to Lakeview Loan Servicing, LLC by virtue of an assignment dated October 29, 2021, and recorded on November 1, 2021, as instrument number 2021R-003110 in the real property records of Franklin 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

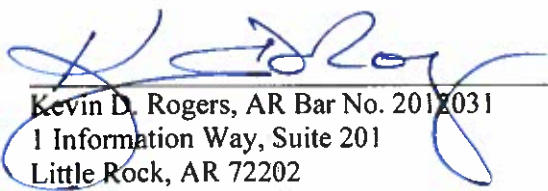
WHEREAS there may be tenants that claim an interest in the real property herein based upon said tenancy; and

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 September 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 29 day of MARCH, 2022.

LoanCare LLC, by its attorney-in-fact, Albertelli Law



Kevin D. Rogers, AR Bar No. 2012031
1 Information Way, Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 22-002854

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

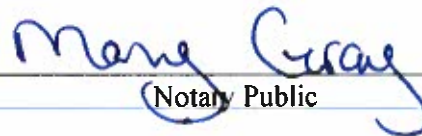


On this 29 day of March, 2022, before me, the undersigned officer, personally appeared, Kevin D. Rogers, known to me to be the person who subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission Expires:

7/25/2024



Notary Public