

2022R-03285

POINSETT COUNTY, AR
I CERTIFY THIS INSTRUMENT WAS FILED
10/11/2022 03:05 PM
MISTY RUSSELL CIRCUIT CLERK
BY: BRENDA HAMRICK DC

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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 22-009313

**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 20, 2022 at or about 10:45AM, the subject real property described herein below will be sold at the Main Entrance of the Poinsett County Courthouse, 401 Market Street, Harrisburg, AR 72432 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 Poinsett County, Arkansas more particularly described as follows:

PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 12 NORTH, RANGE 4 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 20 AND RUN THENCE SOUTH 87 DEGREES 38 MINUTES WEST ALONG THE CENTERLINE OF SENTENEY ROAD, 400 FEET TO THE POINT OF BEGINNING PROPER; THENCE SOUTH 00 DEGREES 41 MINUTES 18 SECONDS EAST 654 FEET; THENCE SOUTH 87 DEGREES 38 MINUTES WEST 200 FEET; THENCE NORTH 00 DEGREES 41 MINUTES 18 SECONDS EAST 654 FEET TO THE AFORESAID SENTENEY ROAD CENTERLINE; THENCE NORTH 87 DEGREES 38 MINUTES EAST ALONG SAID CENTERLINE 200 FEET TO THE POINT OF BEGINNING, CONTAINING 3.00 ACRES, PROPER, SUBJECT TO BILL OF ASSURANCE RECORDED IN MISCELLANEOUS RECORD 46 PAGE 742.

Street Address: 19906 Senteney Rd., Harrisburg AR 72432

WHEREAS on December 13, 2016 Matthew J. Chester and Rikki L. Chester, husband and wife, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for First Financial Bank said Mortgage was recorded on December 14, 2016 as instrument number 2016R-03595 in the real property records of Poinsett County, Arkansas. The aforesaid mortgage was assigned to Lakeview Loan Servicing, LLC by virtue of a Corporate Assignment of Mortgage dated September 21, 2022, and recorded on October 5, 2022, as instrument number 2022R-03234 in the real property records of Poinsett County, Arkansas. The party initiating foreclosure can be contacted at or in care of its servicer initiating foreclosure at: Lakeview Loan Servicing, LLC 350 Highland Drive Lewisville TX 75067-4177 at Telephone No. 888-480-2432; and

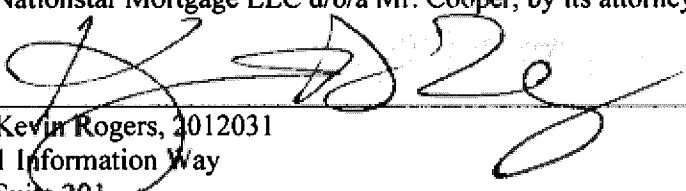
WHEREAS, there may be tenants that claim an interest in the real property herein based upon said tenancy; and

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 February 1, 2022, 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 11 day of October 2022.

Nationstar Mortgage LLC d/b/a Mr. Cooper, by its attorney-in-fact, Albertelli Law



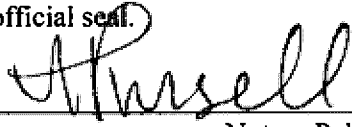
Kevin Rogers, 2012031
1 Information Way
Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 22-009313

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 11th day of October, 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: 4-27-26

