

CERTIFICATE of RECORD

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Record Book

Filed 11/15/2022 at 9:50 am

Lawrence County, Arkansas

Michelle Evans, Circuit Clerk

By Sara Jato



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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 22-009472

**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 January 26, 2023 at or about 11:00AM, the subject real property described herein below will be sold at the Main Entrance of the Lawrence County Courthouse, 315 West Main Street, Walnut Ridge, AR. 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 DAY OF SALE AND ALL TRANSFER TAXES WILL BE THE RESPONSIBILITY OF THE PURCHASER.

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

THE FOLLOWING LANDS LYING IN LAWRENCE COUNTY, ARKANSAS, TO-WIT:

LOT SIXTY (60) OF BENSON "78" ADDITION TO WALNUT RIDGE, ARKANSAS.
Street Address: 1504 Holly St Walnut Ridge AR 72476

WHEREAS on February 15, 2019 Tina Bethany, single woman, deceased, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Bank of England said Mortgage was recorded on February 15, 2019 as instrument number 2019-01292 in the real property records of Lawrence County, Arkansas. Mortgage was subsequently assigned to Lakeview Loan Servicing, LLC by virtue of an assignment dated October 11, 2019, and recorded on October 18, 2019 as instrument number 2019-09346 in the real property records of Lawrence County, Arkansas. The party initiating foreclosure

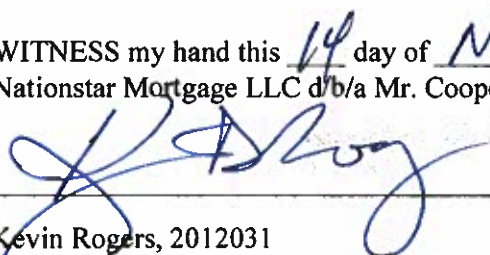
can be contacted at or in care of its servicer initiating foreclosure at: Lakeview Loan Servicing, LLC 350 Highland Drive Lewisville TX 75067-4177 at Telephone No. 888-480-2432; and

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 December 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 14 day of Nov, 2022.

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


Kevin Rogers, 2012031
Information Way
Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 22-009472

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 14th day of November, 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.

Commission Expires: 4-27-26


Notary Public

