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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 24-037893

**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 February 06, 2025 at or about 9:45AM, the subject real property described herein below will be sold at the Main Entrance of the Pope County Courthouse, 100 W. Main, Russellville, AR 72801 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 Pope County, Arkansas more particularly described as follows:

SITUATED IN THE TOWN OF ATKINS, COUNTY OF POPE AND STATE OF ARKANSAS:

PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE 1/4 NE 1/4) OF SECTION 19, TOWNSHIP 7 NORTH, RANGE 18 WEST, TOWNS OF ATKINS, POPE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 28 FEET WEST AND 15 FEET NORTH OF THE SOUTHEAST (SE) CORNER OF THE NE 1/4 NE 1/4; THENCE NORTH 246.8 FEET; THENCE WEST 92 FEET; THENCE SOUTH 246.8 FEET; THENCE EAST 96 FEET TO THE POINT OF BEGINNING

LESS AND EXCEPT: THE FOLLOWING DESCRIBED TRACT OF LAND: BEGINNING A POINT 28 FEET WEST AND 165 FEET NORTH OF THE SOUTHEAST (SE) CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE 1/4 NE 1/4) RUNNING THENCE NORTH 96 1/8 FEET; THENCE SOUTH 96 1/8 FEET; THENCE EAST 92 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

Street Address: 201 Avenue 5 NW Atkins AR 72823

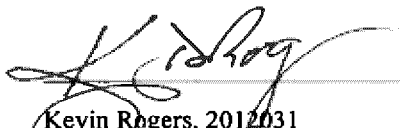
WHEREAS on November 11, 2014 , Ashley R Felkins, a single person, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for United Fidelity Funding Corporation. Said Mortgage was recorded on November 14, 2014 in Book 2014-49, Page 00320 in the real property records of Pope County, Arkansas. Said Mortgage was assigned to Lakeview Loan Servicing, LLC by virtue of assignment dated February 20, 2020 and recorded on February 25, 2020 as Document No. 2020-01453 in the real property records of Pope

County, Arkansas. The party initiating foreclosure can be contacted at or in care of its servicer initiating foreclosure at: Lakeview Loan Servicing, LLC 8950 Cypress Waters Blvd Coppell TX 75019 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, 2023, 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 27 day of Nov, 2024. Lakeview Loan Servicing, LLC, by its attorney-in-fact, Albertelli Law



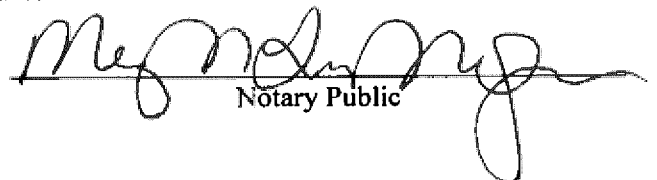
Kevin Rogers, 2012031
1 Information Way
Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 24-037893

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 27 day of November, 2024, 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: 4/14/2033

