

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 L202504226 3 Pages
03/31/2025 04:24:52 PM
Nancy Eastham
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 25-004249

**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 16, 2025 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:

LOT 42 AND THE WEST 99 FEET OF LOT 43, WILCOX PLACE SUBDIVISION, FAULKNER COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS BEING A PART OF THE N1/2 SW1/4 NW1/4 OF SECTION 4, T6N, R13W, AND A PART OF THE N1/2 SE1/4 NE1/4 OF SECTION 5, DESCRIBED AS BEGINNING AT THE SOUTHEAST CORNER OF SAID N1/2 SE1/4 NE1/4, SECTION 5, T6N, R13W, FAULKNER COUNTY, ARKANSAS, THENCE SOUTH 89 DEGREES 49 MINUTES 00 SECONDS WEST 25.00 FEET; THENCE NORTH 00 DEGREES 18 MINUTES 00 SECONDS EAST 330.00 FEET; THENCE NORTH 89 DEGREES 49 MINUTES 00 SECONDS EAST 25.00 FEET; THENCE SOUTH 89 DEGREES 21 MINUTES 00 SECONDS EAST 206.00 FEET; THENCE SOUTH 00 DEGREES 18 MINUTES 00 SECONDS WEST 327.66 FEET (DEEDED 327.30 FEET); THENCE WEST 206 FEET TO THE SOUTHWEST CORNER OF THE N1/2 SW1/4 NW1/4 OF SECTION 4, SAID POINT ALSO BEING THE POINT OF BEGINNING. SUBJECT TO A 25.00

FOOT EASEMENT ALONG THE NORTH LINE THEREOF FOR ROAD AND UTILITY PURPOSES.
Street Address: 27 Wilcox Rd Greenbrier AR 72058

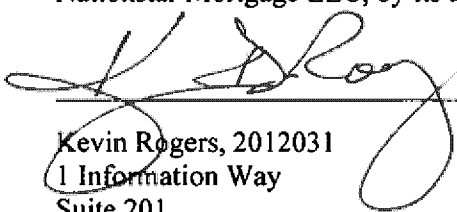
WHEREAS on December 20, 2016 Jake Richard Beaird, a single person, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for IberiaBank d/b/a IberiaBank Mortgage. Said Mortgage was recorded on December 28, 2016 as Instrument No. 201620118 in the real property records of Faulkner County, Arkansas. Said Mortgage was subsequently assigned to Lakeview Loan Servicing, LLC by virtue of an assignment dated April 28, 2022 and recorded on April 28, 2022 as Instrument No. L202207645 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 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 November 1, 2024, 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 31st day of March, 2025. Lakeview Loan Servicing, LLC, enote vesting-
Nationstar Mortgage LLC, by its attorney-in-fact, Albertelli Law

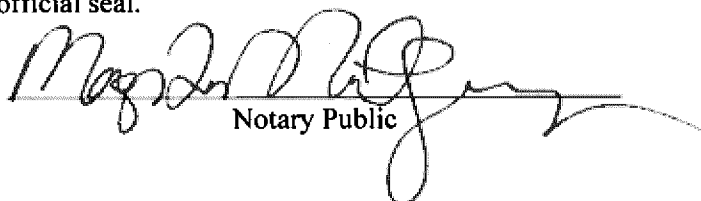

Kevin Rogers, 2012031
1 Information Way
Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 25-004249

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 31st day March, 2025, 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

