

2022-001300

MORTGAGEES DEFAULT & INTENT TO SELL

Filed: 04/06/2022 01:15 PM

COLUMBIA COUNTY, AR

Angela Keith, Circuit Clerk

By: STACIA HUFFMAN

D.C.

PAGES: 3 165.00

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Prepared by:
ALBERTELLI LAW
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SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 22-002728

**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 30, 2022, at or about 11:30AM, the subject real property described herein below will be sold at the Main Entrance of the Columbia County Courthouse, One Court Square, Magnolia, AR 71753 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 Columbia County, Arkansas more particularly described as follows:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COLUMBIA, STATE OF ARKANSAS, AND IS DESCRIBED AS FOLLOWS:

ALL THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 18 SOUTH, RANGE 19 WEST LYING NORTH OF THE COUNTY ROAD RUNNING THROUGH SAID PROPERTY. LESS AND EXCEPT ALL OIL, GAS, DISTILLATE, AND OTHER MINERALS, WHICH HAVE BEEN CONVEYED OR RESERVED BY PRIOR GRANTORS.

Street Address: 1721 Columbia Rd 32, Magnolia, AR 71753

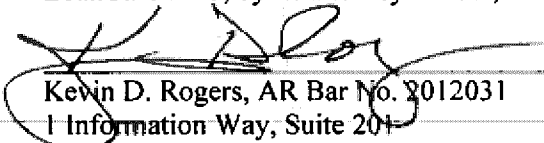
WHEREAS on January 19, 2012, Jermillian Daniels, a single person, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for United Security Financial. Said Mortgage

was recorded on February 3, 2012, in Book 348 at Page 191 in the real property records of Columbia County, Arkansas. The Mortgage was subsequently assigned to LoanCare, LLC by virtue of an assignment dated March 28, 2022, and recorded on April 1, 2022, as instrument number 2022-001235 in the real property records of Columbia County, Arkansas. The party initiating foreclosure can be contacted at or in care of its servicer initiating foreclosure at: LoanCare, 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 February 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.

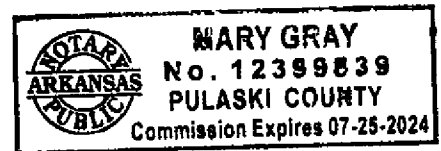
WITNESS my hand this 6 day of April, 2022.
LoanCare LLC, by its attorney-in-fact, Albertelli Law



Kevin D. Rogers, AR Bar No. 2012031
1 Information Way, Suite 204
Little Rock, AR 72202
501-406-0855
A LAW No. 22-002728

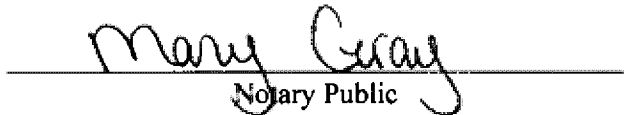
ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §



On this 6 day of April, 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.


Notary Public

My Commission Expires: 7/25/2024

MARGIN SHEET-Recording Page

PROVIDED TO ACCOMODATE MARGIN
REQUIREMENTS