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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 24-026797

**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 October 7, 2024 at or about 2:30PM, the subject real property described herein below will be sold at the Main Entrance of the Crawford County Courthouse, 300 Main Street, Van Buren, AR 72956 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 Crawford County, Arkansas more particularly described as follows:

THE FOLLOWING LANDS LYING IN THE COUNTY OF CRAWFORD AND STATE OF ARKANSAS, TO WIT:

PART OF THE NORTHEAST QUARTER THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 10 NORTH, RANGE 32 WEST, SITUATED IN CRAWFORD COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHERE THE STATE HIGHWAY 220 INTERSECTS THE WEST LINE OF NE/4 SE/4; RUN THENCE SOUTHEASTERLY ALONG SAID HIGHWAY, 100 FEET; THENCE NORTH 420 FEET; THENCE NORTHWESTERLY PARALLEL TO SAID HIGHWAY, 100 FEET; THENCE SOUTH 420 FEET TO THE POINT OF BEGINNING.

Street Address: 6600 Uniontown Hwy Van Buren AR 72956

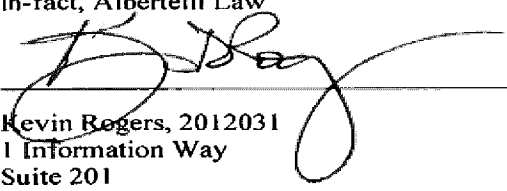
WHEREAS on November 14, 2005 Angelia C. Haney, a single person, executed a Mortgage in favor of Centex Home Equity Company, LLC. Said Mortgage was recorded on November 30, 2005 as Instrument No. 2005015134 in the real property records of Crawford County, Arkansas. Said Mortgage was subsequently assigned to Deutsche Bank National Trust Company, as trustee for Soundview Home Loan Trust 2006-2, Asset-Backed Certificates, Series 2006-2 by virtue of an assignment dated April 26, 2024 and recorded on April 29, 2024 as Instrument No. 2024003771 in the real property records of Crawford

County, Arkansas. The party initiating foreclosure can be contacted at or in care of its servicer initiating foreclosure at: Deutsche Bank National Trust Company, as Trustee for Soundview Home Loan Trust 2006-2, Asset-Backed Certificates, Series 2006-2 3476 Stateview Blvd Fort Mill SC 29715 at Telephone No. 414-214-4347; 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 March 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.

WITNESS my hand this 30 day of July, 2024. Wells Fargo Home Mortgage, 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. 24-026797

ACKNOWLEDGEMENT

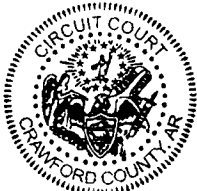
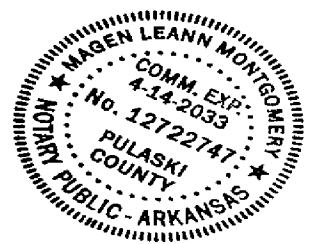
STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 30 day of July, 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



CERTIFICATE OF RECORD
STATE OF ARKANSAS, COUNTY OF CRAWFORD
I hereby certify that this instrument was
Filed and Recorded in the Official Records
Doc Num 2024006857
07/30/2024 04:14:40 PM
SHARON BLOUNT BAKER
CRAWFORD COUNTY CIRCUIT CLERK
BY: CINDIE HOOPER