

File# 2019-00020548

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Prepared by:
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ALAW File 19-011764

**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 September 17, 2019 at or about 3:00PM, the subject real property described herein below will be sold at the Main Entrance of the Washington County Courthouse, 280 N. College, Fayetteville, AR 72701 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 Washington County, Arkansas more particularly described as follows:

LOT NUMBERED EIGHTEEN (18) IN BLOCK NUMBERED TWO (2) OF WEST FORK ACRES, A SUBDIVISION TO THE CITY OF WEST FORK ARKANSAS, BEING A REPLAT OF THE REVISED PLAT OF WEST FORK ACRES ADDITION, AS PER PLAT OF SAID SUBDIVISION ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS.

Street Address: 74 Centerwood St West Fork AR 72774

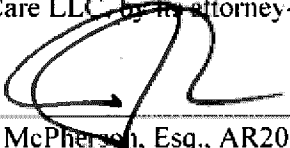
WHEREAS on December 21, 2017 Elise Mildred Wonnacott, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Ditech Financial LLC. Said Mortgage was recorded on January 5, 2018 as instrument number 2018-00000557 in the real property records of Washington County, Arkansas. The Mortgage was subsequently assigned to Ditech Financial LLC, a Delaware Limited Liability by virtue of an assignment dated July 28, 2018 and recorded on July 30, 2018 as instrument number 2018-00022258 in the real property records of Washington County, Arkansas. The Mortgage was subsequently assigned to LoanCare, LLC by virtue of an assignment dated July 10, 2019 and recorded on July 12, 2019 as instrument number 2019-00020473 in the real property records of Washington 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, and the same is now therefore wholly 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 12th day of July, 2019.
LoanCare LLC, by its attorney-in-fact, Albertelli Law


James McPherson, Esq., AR2011038
1 Information Way, Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 19-011764

ACKNOWLEDGEMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

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§

On this 12th day of July, 2019, before me, the undersigned officer, personally appeared James McPherson 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:

4-27-2026

Washington County, AR
I certify this instrument was filed on
7/15/2019 8:50:57 AM
and recorded in REAL ESTATE

File# 2019-00020548
KYLE SYLVESTER - Circuit Clerk

