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Prepared by:  
ALBERTELLI LAW  
1 INFORMATION WAY  
SUITE 201  
LITTLE ROCK, AR 72202  
(501) 406-0855  
ALAW File 19-020762

**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 July 6, 2020 at or about 1:00PM, the subject real property described herein below will be sold at the Main Entrance of the Saline County Courthouse, 200 N. Main St., Benton, AR 72015 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 Saline County, Arkansas more particularly described as follows:

LOT 1, BLOCK 14, DIAMANTE SUBDIVISION, HOT SPRINGS VILLAGE, PER RECORDED PLAT OR PLATS AND SUBJECT TO THE NOTES AND OTHER INDICATED RESTRICTIONS, IF ANY, ON SAID PLAT OR PLATS AND SUBJECT TO THE CONDITIONS, COVENANTS, RESERVATIONS, EASEMENTS, CHANGES AND LIENS REFLECTED IN TILT DECLARATIONS AND SUPPLEMENTAL DECLARATIONS FILED IN CONNECTION THEREWITH IN THE OFFICE OF THE CIRCUIT COURT CLERK AND EX-OFFICIO RECORDER OF SAID COUNTY AND STATE.

Street Address: 1 Alcazaba Way, Hot Springs Village, AR 71909

WHEREAS on March 5, 2013 William Wood and Joyce Wood, husband and wife, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Green Tree Servicing LLC. Said Mortgage was recorded on March 19, 2013 in Doc Book 2013 at Page 26775 in the real property records of Saline County, Arkansas. Said Mortgage was subsequently assigned to Ditech Financial LLC, a Delaware Limited Liability Company by virtue of an assignment dated March 15, 2016 and recorded on March 16, 2016 as instrument number 2016-004984 in the real property records of Saline County, Arkansas. Said Mortgage was subsequently assigned to New Residential Mortgage LLC by virtue of an assignment

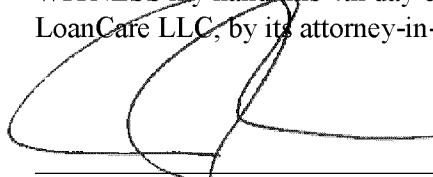
dated March 14, 2019 and recorded on March 14, 2019 as instrument number 2019-004602 in the real property records of Saline County, Arkansas. Said Mortgage was subsequently assigned to LOANCARE, LLC by virtue of an assignment dated April 9, 2020 and recorded on April 22, 2020 as instrument number 2020-007975 in the real property records of Saline 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

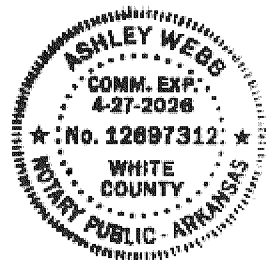
WHEREAS, the undersigned is the attorney for the mortgagee and is acting on and with the consent and authority of the mortgagee who is exercising its power of sale under Ark. Code Ann. §18-50-115 which implies a power of sale in every mortgage of real property situated in this state that is duly acknowledged 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 4th day of May, 2020.

LoanCare LLC, by its attorney-in-fact, Albertelli Law



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Little Rock, AR 72202  
501-406-0855  
A LAW No. 19-020762



#### ACKNOWLEDGEMENT

STATE OF ARKANSAS           §  
COUNTY OF PULASKI       §

On this 4<sup>th</sup> day of May, 2020, 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.

My Commission Expires: 4/27/2026

  
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Notary Public