

**File# 2021-00017105**

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Prepared by:  
ALBERTELLI LAW  
1 INFORMATION WAY  
SUITE 201  
LITTLE ROCK, AR 72202  
(501) 406-0855  
ALAW File 20-006441

**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 14, 2021 at or about 2:30PM, the subject real property described herein below will be sold inside the second floor 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 DAY 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 DIVISION 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

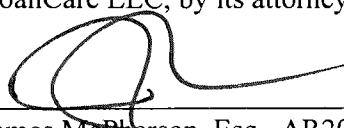
WHEREAS on December 21, 2017 Elise Mildred Wonnacott, an unmarried woman, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Ditech Financial LLC. Said Mortgage was recorded on January 5, 2018 as instrument number 2018-00000557 in the real property records of Washington County, Arkansas. The Mortgage was subsequently assigned to Ditech Financial LLC, a Delaware Limited Liability Company 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, specifically the installment due February 1, 2018, 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<sup>th</sup> day of May, 2021.  
LoanCare LLC, by its attorney-in-fact, Albertelli Law


  
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James McPherson, Esq., AR2011038  
1 Information Way, Suite 201  
Little Rock, AR 72202  
501-406-0855  
A LAW No. 20-006441

ACKNOWLEDGEMENT

STATE OF ARKANSAS                   §  
COUNTY OF PULASKI               §

On this 6<sup>th</sup> day of May, 2021, 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  
5/6/2021 2:54:04 PM  
and recorded in REAL ESTATE

File# 2021-00017105  
Kvle Sylvester - Circuit Clerk

