



CERTIFICATE OF RECORD
Faulkner County, AR Fee \$175.00
I hereby certify that this instrument was
Filed and Recorded in the Official Records
In Doc Num L202114818 2 Pages
07/19/2021 04:04:22 PM
Crystal Tavlör
Faulkner County Circuit Clerk
BY: DVARNER D.C.
NON JUDICIAL FORECLOSURE NOTICE

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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 21-004760

**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 20, 2021 at or about 10:00AM, the subject real property described herein below will be sold at the Faulkner County Courthouse, 801 Locust Street, Conway, AR 72034 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 Deed of Trust is located in Faulkner County, Arkansas more particularly described as follows:

**THE SOUTH 132.0 FEET OF THE NORTH 264.0 FEET OF LOT 22 CADRON
MEADOWS SUBDIVISION AS SHOWN ON PLAT OF RECORD IN PLAT BOOK H,
PAGE 118, RECORDS OF FAULKNER COUNTY, ARKANSAS, ALSO KNOWN AS
LOT 22-B.**

Street Address: 27 Cadron Drive, Greenbrier, AR 72058

WHEREAS on June 26, 2006, David A. Pate, a married person, and Valerie B. Pate, executed a Deed of Trust in favor of Robert M. Wilson Jr., as trustee for Mortgage Electronic Registration Systems, Inc., as nominee for Countrywide Home Loans, Inc. Said Deed of Trust was recorded on July 11, 2006 as instrument number 2006-15539 in the real property records of Faulkner County, Arkansas. The Deed of Trust was subsequently assigned to BAC Home Loans Servicing, LP, fka Countrywide Home Loans Servicing, LP by virtue of an assignment dated August 25, 2009 and recorded on September 2, 2009 as instrument number 2009-16617 in the real property records of Faulkner County, Arkansas. The party

initiating foreclosure can be contacted at or in care of its servicer initiating foreclosure at: Bank of America, N.A., 7105 Corporate Dr., Plano, TX 75240 at Telephone No. 1-877-744-7691; 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 substitute trustee and is acting on and with the consent and authority of the lender who is exercising its power of sale under Ark. Code Ann. §18-50-115 which implies a power of sale in every Deed of Trust 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 August 1, 2019, 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.

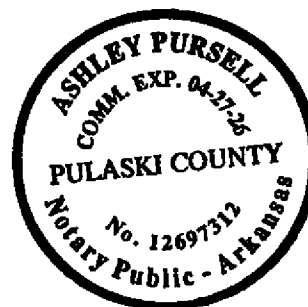
WITNESS my hand this 19th day of July, 2021



Albertelli Law
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Little Rock, AR 72202
501-406-0855
A LAW No. 21-004760

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §



On this 19th day of July, 2021, before me, the undersigned officer, personally appeared James M. 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:

4-27-26