

FILED/RECORDED  
PERSONDRA HOOD  
CIRCUIT CLERK & RECORDER

2021 NOV -5 PM 12: 16

061237

PERRY COUNTY, AR.

*Bonnie Mahan*



(this space left for blank for recording)

Prepared by:  
ALBERTELLI LAW  
1 INFORMATION WAY  
SUITE 201  
LITTLE ROCK, AR 72202  
(501) 406-0855  
ALAW File 21-005264

**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 January 05, 2022, at or about 11:00AM, the subject real property described herein below will be sold at the Main Entrance of the Perry County Courthouse, 310 West Main Street, Perryville, AR 72126 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 Perry County, Arkansas more particularly described as follows:

TRACT 1: BEING A PART OF THE NW1/4 OF THE SW1/4 OF SECTION 8, T4N, R19W, 5TH P.M., PERRY COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND STONE AT THE NE CORNER OF THE NW1/4 SW1/4; THENCE S0 DEGREES 25 MINUTES 35 SECONDS W 399.96 FEET ALONG THE EAST LINE OF THE NW1/4 SW1/4; THENCE N 90 DEGREES 00 MINUTES 00 SECONDS W 78.32 FEET TO A SET 5/8 INCH REBAR AND THE POINT OF BEGINNING; THENCE S 8 DEGREES 33 MINUTES 47 SECONDS E 158.57 FEET TO A SET 5/8 INCH REBAR; THENCE S 90 DEGREES 00 MINUTES 00 SECONDS W 275.01 FEET TO A SET 5/8 INCH REBAR; THENCE N 0 DEGREES 00 MINUTES 00 SECONDS W 184.30 FEET TO A SET 5/8 INCH REBAR; THENCE S 76 DEGREES 09 MINUTES 09 SECONDS E 58.27 FEET; THENCE S 82 DEGREES 46 MINUTES 09 SECONDS E 107.68 FEET; THENCE N 90 DEGREES 00 MINUTES 00 SECONDS E 88.00 FEET TO THE POINT OF BEGINNING.

TRACT 2:

BEING A PART OF THE NW1/4 OF THE SW1/4 OF SECTION 8, T4N, R19W, 5TH P.M., PERRY COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND STONE AT THE NE CORNER OF THE NW1/4 SW1/4; THENCE S 0 DEGREES 25 MINUTES 35 SECONDS W 399.96 FEET ALONG THE EAST LINE OF THE NW1/4 SW1/4 TO A SET 5/8 INCH REBAR AND THE POINT OF BEGINNING; THENCE CONTINUE S 0 DEGREES 25 MINUTES 35 SECONDS W 929.84 FEET ALONG THE EAST LINE OF THE NW1/4 SW1/4 TO A FOUND STONE AT THE SE CORNER OF THE NW1/4 SW1/4; THENCE S 89 DEGREES 36 MINUTES 52 SECONDS W 1315.74 FEET ALONG THE SOUTH LINE OF THE NW1/4 SW1/4 TO THE SW CORNER OF THE NW1/4 SW1/4; THENCE N 0 DEGREES 00 MINUTES 00 SECONDS E 748.63 FEET ALONG THE WEST LINE OF THE NW1/4 SW1/4; THENCE S 76 DEGREES 09 MINUTES 09 SECONDS E 380.90 FEET TO A SET 5/8 INCH REBAR; THENCE N 0 DEGREES 00 MINUTES 00 SECONDS E 462.29 FEET TO A SET 5/8 INCH REBAR; THENCE S 76 DEGREES 09 MINUTES 09 SECONDS E 641.73 FEET TO A SET 5/8 INCH REBAR; THENCE S 0 DEGREES 00 MINUTES 00 SECONDS E 184.30 FEET TO A SET 5/8 INCH REBAR; THENCE N 90 DEGREES 00 MINUTES 00 SECONDS E 275.01 FEET TO A SET 5/8 INCH REBAR; THENCE N 88 DEGREES 33 MINUTES 47 SECONDS W 158.57 FEET TO A SET 5/8 INCH REBAR; THENCE N 90 DEGREES 00 MINUTES 00 SECONDS E 78.32 FEET TO THE POINT OF BEGINNING.

Street Address: 932 Bing Road, Casa, AR 72025

WHEREAS on August 24, 2006, Thomas Newton, an unmarried person, executed a Mortgage in favor of Bank of America, N.A. Said Mortgage was recorded on August 24, 2006, as Document number 028799 in the real property records of Perry County, Arkansas. The Mortgage was subsequently assigned to Wells Fargo Bank, National Association, as Trustee for Banc of America Alternative Loan Trust 2006-8 Mortgage Pass-Through Certificates, Series 2006-8 by virtue of assignment dated January 03, 2013, and recorded on January 14, 2013, as Document number 043797 in the real property records of Perry County, Arkansas and corrected by an Assignment dated September 30, 2021, and recorded on October 08, 2021, as Document number 061037 in the real property records of Perry County, Arkansas. The party initiating foreclosure can be contacted at or in care of its servicer initiating foreclosure at: Wells Fargo Bank, National Association, as Trustee for Banc of America Alternative Loan Trust 2006-8 Mortgage Pass-Through Certificates, Series 2006-8, 8950 Cypress Waters Blvd., Coppell, TX 75019, at telephone number 1-888-480-2432; and

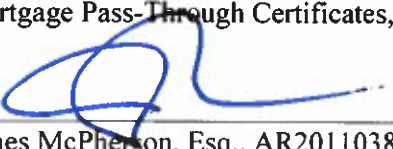
WHEREAS, there may be tenants that claim an interest in the real property herein based upon said tenancy; and

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 January 1, 2020, 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 27<sup>th</sup> day of October, 2021.

Wells Fargo Bank, National Association, as Trustee for Banc of America Alternative Loan Trust 2006-8 Mortgage Pass-Through Certificates, Series 2006-8, 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. 21-005264

ACKNOWLEDGEMENT

STATE OF ARKANSAS           §  
COUNTY OF PULASKI       §



On this 27<sup>th</sup> day of October, 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: 7/25/2024