



CERTIFICATE OF RECORD

2021R-004450

MORTGAGES

FILED: 11/08/2021 12:51 PM

CONWAY COUNTY, AR

DARLENE MASSINGILL, CIRCUIT CLERK

BY: TABETHA LINGLE D.C.

PAGES: 2

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Prepared by:  
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1 INFORMATION WAY  
SUITE 201  
LITTLE ROCK, AR 72202  
(501) 406-0855  
ALAW File 21-005336

**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**

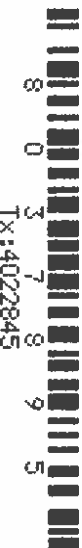
NOTICE IS HEREBY GIVEN that on January 31, 2022, at or about 11:30AM, the subject real property described herein below will be sold at the Main Entrance of the Conway County Courthouse, 115 South Moose St., Morrilton, AR 72110 to the highest bidder for cash. The sale will extinguish all interests, including 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 Conway County, Arkansas more particularly described as follows:

LOTS 26 AND 27 OF SHADYBROOK ADDITION TO THE CITY OF MORRILTON,  
ARKANSAS.

Street Address: 117 Shadybrook Dr., Morrilton, AR 72110

WHEREAS on June 9, 2008, Helen J. Wilson, an unmarried woman, and Douglas E. Wilson, unmarried, executed a Mortgage in favor of Countrywide Bank, FSB said Mortgage was recorded on June 27, 2008, in Book 464 at Page 231 in the real property records of Conway County, Arkansas. The Mortgage was subsequently assigned to Green Tree Servicing, LLC by virtue of an assignment dated May 6, 2013, and recorded on May 6, 2013, in Book 560 at Page 00140 in the real property records of Conway County, Arkansas. The Mortgage was subsequently assigned to Countrywide Home Loans, Inc. by virtue of an assignment dated June 19, 2019, and recorded on June 25, 2019, in Book 664 at Page 386 in the real property records of Conway County, Arkansas. The Mortgage was subsequently assigned to New Residential Mortgage LLC by virtue of an assignment dated June 19, 2019, and recorded on June 25, 2019, in Book 664 at Page 387 in the real property records of Conway County, Arkansas. The Mortgage was subsequently assigned to LoanCare, LLC by virtue of an assignment dated October 19, 2021, and

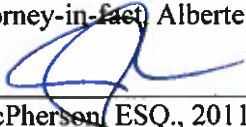


recorded on October 27, 2021, as instrument number 2021R-004297 in the real property records of Conway County, Arkansas. The party initiating foreclosure can be contacted at or in care of its servicer initiating foreclosure at: LoanCare, LLC 3637 Sentara Way Virginia Beach VA 23452 at Telephone No. 800-274-6600; 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 September 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 5<sup>th</sup> day of November, 2021.  
LoanCare LLC,  
by its attorney-in-fact Albertelli Law

  
James McPherson, ESQ., 2011038  
1 Information Way, Suite 201  
Little Rock, AR 72202  
501-406-0855  
A LAW No. 21-005336

#### ACKNOWLEDGEMENT

STATE OF ARKANSAS                   §  
COUNTY OF PULASKI               §

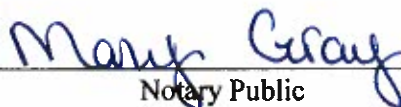
On this 5<sup>th</sup> day of November, 2021, before me, the undersigned officer, personally appeared, James McPherson, known to me to be the person who subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires:

7/25/2024



  
Notary Public