

2022-002076

I certify this instrument
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01/26/2022 02:22:12 PM

**Myka Bono Sample
Saline County Circuit Clerk**

Pages: 2
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Prepared by:
ALBERTELLI LAW
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(501) 406-0855
ALAW File 21-008932

**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 April 4, 2022, 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 170, MEADOWLAKE, PHASE-V, AN ADDITION TO THE CITY OF BRYANT,
SALINE COUNTY, ARKANSAS.

Street Address: 3412 Longmeadow Dr., Bryant, AR 72022

WHEREAS on September 6, 2006, Robert K. Thomas and Christina Joy Thomas, husband and wife, executed a Mortgage in favor of Mortgage Electronic Registration Systems Inc as a nominee for American Brokers Conduit. Said Mortgage was recorded on September 8, 2006, in Book 06 at Page 100974 in the real property records of Saline County, Arkansas. The Mortgage was subsequently assigned to Bac Home Loans Servicing, LP FKA Countrywide Home Loans Servicing, LP by virtue of an assignment dated January 18, 2011, and recorded on January 19, 2011, in Book 11 at Page 004810 in the real property records of Saline County, Arkansas. The party initiating foreclosure can be contacted at or in care of its servicer

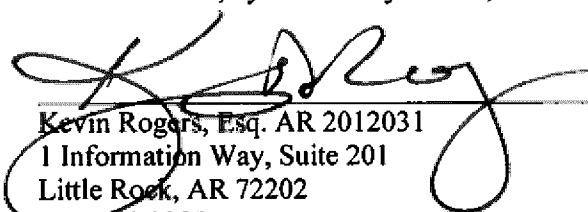
initiating foreclosure at: LoanCare LLC, 3637 Sentara Way, Virginia Beach, VA 23452, at Telephone No. 800-274-6600; and

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, specifically the installment due March 1, 2021, 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 26 day of Jan, 2022.

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


Kevin Rogers, Esq. AR 2012031
1 Information Way, Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 21-008932

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §



On this 26th day of January, 2022, before me, the undersigned officer, personally appeared, Kevin Rogers, 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