

THIS INSTRUMENT PREPARED
BY AND TO BE RETURNED TO
Mickel Law Firm, P.A.
1501 North University
Ste. 930
Little Rock, AR 72207

Grantor: Douglas Copeland and Glenda S. Copeland

Grantee: LLACG Community Investment Fund

NOTICE OF DEFAULT AND INTENTION TO SELL

YOU MAY LOSE YOUR PROPERTY IF YOU DO NOT TAKE IMMEDIATE ACTION

**IF YOUR PROPERTY IS SOLD YOU WILL REMAIN LIABLE FOR ANY DEFICIENCY AND
AN ACTION TO COLLECT IT MAY BE BROUGHT AGAINST YOU**

**THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION GIVEN MAY BE USED
FOR THAT PURPOSE.**

NOTICE IS HEREBY GIVEN that on Wednesday, June 26, 2024, at or about 3:30 PM, the following real property will be sold and this statutory foreclosure sale will be held at the front door, inside the main entrance of the Pulaski County Courthouse, 401 West Markham, Little Rock, Arkansas, or the sale will be held in the place at said venue where foreclosure sales are customarily advertised and/or conducted, to the highest bidder for cash:

Part of the S1/2, N1/2, SE1/4, Section 21, Township 4 North, Range 11 West, more particularly described as follows: Commence at the Northeast corner of said S1/2, N1/2, SE1/4, Section 21, run thence South 674.48 feet; thence North 89 degrees 42 minutes West a distance of 1172.14 feet to the point of beginning; thence continue North 89 degrees 42 minutes West a distance of 150 feet; thence North 1 degree 47 minutes East a distance of 314.5 feet; thence South 88 degrees 08 minutes East a distance of 150 feet; thence South 1 degree 47 minutes West a distance of 315.6 feet to the point of beginning. (Also known as Lot 10 of an unrecorded subdivision).

More Commonly Known As: 6511 Sunshine Lane, Jacksonville, AR 72076.

On December 12, 2011, Douglas Copeland and Glenda S. Copeland executed a security instrument in favor of Reverse Mortgage USA, Inc., which was recorded on December 20, 2011, as Instrument No. 2011074885 in the real estate records of Pulaski County, Arkansas and is now held by Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Trustee of the LLACG Community Investment Fund.

The default for which foreclosure is made is due to the death of the borrower and is now wholly due. Mortgagee or Beneficiary is exercising its power of sale under Ark. Code Ann. Section 18-50-115 and as such has directed Mickel Law Firm, P.A., as its Attorney-in-Fact or Trustee, to sell the property to satisfy said indebtedness. The party initiating this foreclosure can be contacted at or in care of its servicer: Anders Capital Group
16815 Von Karman Suite #160, Irvine, CA 92606, 562-618-5926.

Douglas Copeland and Glenda S. Copeland
Case: 108644-1

