

**2019065983**  
 PULASKI CO. AR FEE \$20.00  
 PRESENTED  
 10/16/2019 8:00:05 AM  
 RECORDED  
 10/16/2019 09:34:24 AM  
 TERRI HOLLINGSWORTH  
 Circuit / County Clerk  
 BY: SANCI RICHARDSON  
 DEPUTY RECORDER

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Prepared by:  
 AL BERTELLI LAW  
 1 INFORMATION WAY  
 SUITE 201  
 LITTLE ROCK, AR 72202  
 (501) 406-0855  
 ALAW File 19-021282

*Originally recorded October 10, 2019 as Instrument Number 2019064678*

**REVISED\*\*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**

**\*\*Revised to correct assignment information**

NOTICE IS HEREBY GIVEN that on December 9, 2019 at or about 10:00AM, the subject real property described herein below will be sold at the Main Entrance of the Pulaski County Courthouse, 401 West Markham, Little Rock, AR 72201 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 Pulaski County, Arkansas more particularly described as follows:

**LOT 2, BLOCK 9, VALLEY VIEW ADDITION TO THE CITY OF NORTH LITTLE  
 ROCK, PULASKI COUNTY, ARKANSAS.**

Street Address: 5616 Shamrock Dr North Little Rock AR 72118

WHEREAS on May 21, 2007 Ted Upshaw and Theresa Upshaw, a married man and his spouse, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for American Mortgage Associates, Inc. Said Mortgage was recorded on May 22, 2007 as instrument number 2007040322 in the real property records of Pulaski County, Arkansas. The Mortgage was subsequently assigned to JPMorgan Chase Bank, National Association by virtue of an assignment dated August 4, 2015 and recorded on January 7, 2016 as instrument number 2016001294 in the real property records of Pulaski County, Arkansas. The Mortgage was subsequently assigned to Federal National Mortgage Association by virtue of an assignment dated August 4, 2015 and recorded on January 7, 2016 as instrument number 2016001295 in the real

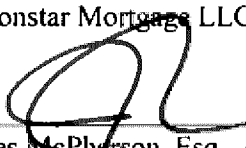
property records of Pulaski County, Arkansas. The Mortgage was subsequently assigned to Nationstar Mortgage, LLC, dba Mr. Cooper by virtue of an assignment dated September 26, 2019 and recorded on October 3, 2019 as instrument number 2019062944 in the real property records of Pulaski County, Arkansas. The party initiating foreclosure can be contacted at or in care of its servicer initiating foreclosure at: Nationstar Mortgage LLC d/b/a Mr. Cooper 350 Highland Dr Lewisville TX 75067 at Telephone No. (877) 450-8638; 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, and the same is now therefore wholly 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 15<sup>th</sup> day of October, 2019.

Nationstar Mortgage LLC d/b/a Mr. Cooper, by its attorney-in-fact, Albertelli Law

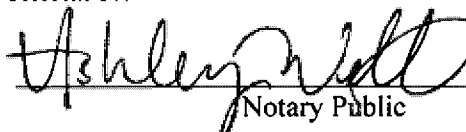
  
James McPherson, Esq., AR2011038  
1 Information Way, Suite 201  
Little Rock, AR 72202  
501-406-0855  
A LAW No. 19-021282

#### ACKNOWLEDGEMENT

STATE OF ARKANSAS                   §  
COUNTY OF PULASKI               §

On this 15<sup>th</sup> day of October, 2019, 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: 4-27-2026

