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ARKANSAS CO. AR FEE \$175.00
PRESENTED & RECORDED
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SARAH MERCHANT
CIRCUIT CLERK
BY: ANNA REED
DEPUTY CIRCUIT CLERK
BK: DM 2020
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Prepared by:
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SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 19-026932

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 March 10, 2020 at or about 10:00AM, the subject real property described herein below will be sold at the Main Entrance of the Arkansas County Courthouse, 302 S. College Street, Stuttgart, AR 72160 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 Arkansas County, Arkansas more particularly described as follows:

LOT 8, GOLDEN YEARS SUBDIVISION TO THE CITY OF STUTTGART,
ARKANSAS.

Street Address: 2110 S Oak St Stuttgart AR 72160


WHEREAS on September 13, 2006 Gregory Coleman and Stephanie Rankin Coleman husband and wife, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for AmeriTrust Mortgage Company. Said Mortgage was recorded on September 26, 2006 in Book 2006 at Page 8649 in the real property records of Arkansas County, Northern District, Arkansas. The Mortgage was subsequently assigned to U.S. Bank, National Association, as Trustee for the Holders of the Specialty Underwriting and Residential Finance Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-BC5 by virtue of an assignment dated October 24, 2011 and recorded on October 31, 2011 in Book DM 2011 at Page 6233 and as instrument number L201102374 ND in the real property records of Arkansas County, Northern District, Arkansas. The party initiating foreclosure can be contacted at or in care of its servicer initiating foreclosure at: Nationstar Mortgage, LLC dba Mr. Cooper, Cypress Waters Blvd Coppell TX 75019 at Telephone No. 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, 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 8th day of January, 2020.

U.S. Bank National Association, as Trustee for SPECIALTY UNDERWRITING AND RESIDENTIAL FINANCE TRUST MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-BC5 8950, by its attorney-in-fact, Albertelli Law

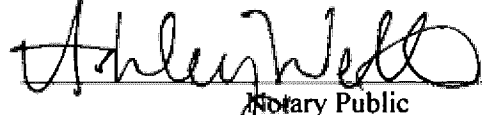

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501-406-0855
A LAW No. 19-026932

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 8th day of January, 2020, 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: 4-27-2020

