

2020012002
PULASKI CO. AR FEE \$20.00
PRESENTED
2/24/2020 2:15:20 PM
RECORDED
02/24/2020 02:32:31 PM
TERRI HOLLINGSWORTH
Circuit / County Clerk
BY: NACHELE BATES
DEPUTY RECORDER



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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 19-023593

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 30, 2020 at or about 11:00AM, 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 9, BLOCK 24, MAUMELLE VALLEY ESTATES, AN ADDITION TO THE CITY
OF MAUMELLE, PULASKI COUNTY, ARKANSAS

Street Address: 213 Summit Valley Cir Maumelle AR 72113

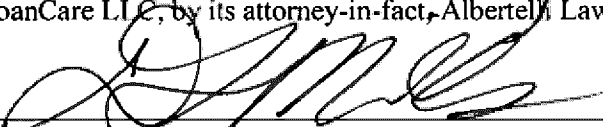
WHEREAS on October 18, 2006 Robert K. Upshaw and Yolanda G. Upshaw, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Franklin American Mortgage Company. Said Mortgage was recorded on October 25, 2006 as instrument number 2006084001 in the real property records of Pulaski County, Arkansas. The Mortgage was subsequently assigned to Ditech Financial LLC by virtue of an assignment dated January 11, 2018 and recorded on January 19, 2018 as instrument number 2018003466 in the real property records of Pulaski County, Arkansas. The Mortgage was subsequently assigned to New Residential Mortgage LLC, a Delaware limited liability company by virtue of an assignment dated July 5, 2019 and recorded on July 5, 2019 as instrument number 2019041604 in the real property records of Pulaski County, Arkansas. The Mortgage was subsequently assigned to Loancare, LLC by virtue of an assignment dated February 6, 2020 and recorded February 13, 2020 as instrument number 2020010012 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: 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, 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 24th day of February, 2020.
LoanCare LLC, by its attorney-in-fact, Albertelli Law



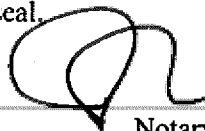
David Tyler Mills, Esq., AR2016041
1 Information Way, Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 19-023593

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 24th day of February, 2020, before me, the undersigned officer, personally appeared David Tyler Mills, 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: 10-6-2027

