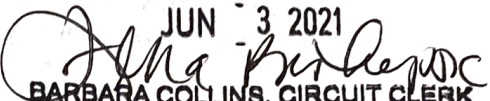


FILED FOR RECORD
AT 1224 O'CLOCK P MJUN 3 2021

BARBARA COLLINS, CIRCUIT CLERK
JEFFERSON COUNTY, ARKANSAS

557140

(this space left for blank for recording)

Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 20-010796

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 August 3, 2021 at or about 1:00PM, the subject real property described herein below will be sold at the Main Entrance of the Jefferson County Courthouse, 101 W. Barraque St., Pine Bluff, AR 71601 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 Jefferson County, Arkansas more particularly described as follows:

BEGINNING AT A POINT 400 FT. EAST OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 6 SOUTH, RANGE 10 WEST OF THE 5TH P.M., THENCE. EAST 100 FT., THENCE. WEST 100 FT., THENCE. SOUTH 400 FT. TO THE POINT OF BEGINNING.

THE FOREGOING DESCRIPTION INCLUDES A 75' X 100' TRACT OF LAND.

Street Address: 7009 Shannon Rd., Pine Bluff, AR 71603

WHEREAS on July 11, 2014 Cecilio Sanchez and Sharon Sanchez, executed a Mortgage in favor of Mortgage Electronic Registration Systems Inc. as nominee for Green Tree Servicing LLC. Said Mortgage was recorded on July 28, 2014 in Book 1366 at Page 20 in the real property records of Jefferson County, Arkansas. The Mortgage was subsequently assigned to Ditech Financial LLC by virtue of an assignment

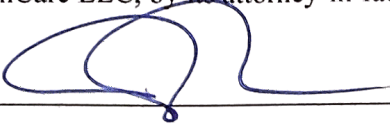
dated June 2, 2016 and recorded on August 24, 2016 in Book 1419 at Page 466 in the real property records of Jefferson County, Arkansas. The Mortgage was subsequently assigned to LoanCare, LLC by virtue of an assignment dated February 6, 2020 and recorded on February 27, 2020 in Book 1509 at Page 408 in the real property records of Jefferson 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 September 1, 2018, 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.

This space is intentionally left blank

WITNESS my hand this 2nd day of June, 2021.
 LoanCare LLC, by its attorney-in-fact, Albertelli Law



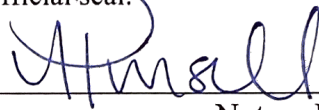
James McPherson, Esq., 2011038
 1 Information Way
 Suite 201
 Little Rock, AR 72202
 501-406-0855
 A LAW No. 20-010796

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
 COUNTY OF PULASKI §

On this 2nd day of June, 2021, 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:
 04/27/26



I HEREBY CERTIFY THAT THIS INSTRUMENT
 WAS FILED AND RECORDED ON THE 3
 DAY OF June 2021 AT 12:24
 BOOK NO 1053 PAGE 398

BY Barbara Collins BARBARA COLLINS
 JEFFERSON COUNTY, ARKANSAS DC