

2021038991

PULASKI CO. AR FEE \$20.00

PRESENTED

6/7/2021 8:00:25 AM

RECORDED

06/07/2021 11:17:39 AM

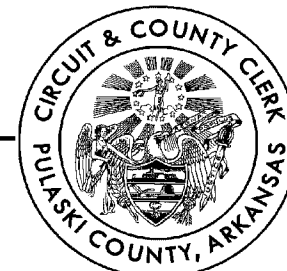
TERRI HOLLINGSWORTH

Circuit / County Clerk

BY: DEBORAH ABRAMOVITZ

DEPUTY RECORDER

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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 21-003776

**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 9, 2021 at or about 10:00AM, the subject real property described herein below will be sold inside the West Markham Street 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 1, BLOCK 6, VALLEY VISTA SUBDIVISION IN THE CITY OF NORTH LITTLE
ROCK, PULASKI COUNTY, ARKANSAS.

Street Address: 5408 Dublin Ave North Little Rock AR 72118

WHEREAS on November 30, 2005 Don A. Adams and Carla G. Adams, Husband & Wife, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for The Carroll Mortgage Group, Inc. Said Mortgage was recorded on December 15, 2005 as instrument number 2005105899 in the real property records of Pulaski County, Arkansas. The Mortgage was subsequently assigned to Ditech Financial LLC by virtue of an assignment dated October 16, 2017 and recorded on October 20, 2017 as instrument number 2017067767 in the real property records of Pulaski County, Arkansas. The Mortgage was subsequently assigned to New Residential Mortgage LLC by virtue of an assignment dated November 22, 2019 and recorded on November 22, 2019 as instrument number 2019075594 in the real property records of Pulaski County, Arkansas. The Mortgage was subsequently assigned to LoanCare, LLC by virtue of an assignment dated November 14, 2019 and recorded on December 19, 2019 as instrument number

2019081666 in the real property records of Pulaski County, Arkansas. The Mortgage was subsequently assigned to LoanCare, LLC by virtue of an assignment dated September 28, 2020 and recorded on October 9, 2020 as instrument number 2020066699 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, specifically the installment due July 1, 2017, 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.

WITNESS my hand this 4th day of June, 2021.

LoanCare LLC 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. 21-003776



ACKNOWLEDGEMENT

STATE OF ARKANSAS

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COUNTY OF PULASKI

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On this 4th 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.

My Commission Expires:

4-27-26



Notary Public