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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 19-018508

**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 February 10, 2023, at or about 9:00 AM, the subject real property described herein below will be sold at the Main Entrance of the Benton County Courthouse, 102 Northeast A St., Bentonville, AR 72712 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 Benton County, Arkansas more particularly described as follows:

LOT 2 OF KIPHART 2ND SUBDIVISION TO THE CITY OF ROGERS, BENTON COUNTY,
ARKANSAS.

Street Address: 1402 W Pine St Rogers AR 72758

WHEREAS on March 12, 2008, Charles A. Scott and Kimberly J. Scott, husband and wife, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Homecomings Financial, LLC (f/k/a Homecomings Financial Network, Inc.). Said Mortgage was recorded on March 20, 2008 in Book 2008 at Page 47369 in the real property records of Benton County, Arkansas. The Mortgage was subsequently assigned to GMAC Mortgage, LLC by virtue of an assignment dated December 17, 2012 and recorded on December 20, 2012 in Book 2012 at Page 247232 in the real property records of Benton County, Arkansas. The Mortgage was subsequently assigned to Green Tree Servicing LLC by virtue of an assignment dated April 26, 2013 and recorded on May 13, 2013 in Book 2013 at Page 106235 in the real property records of Benton County, Arkansas. The Mortgage was subsequently assigned to

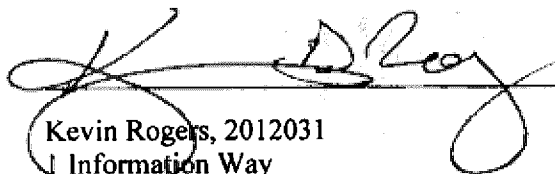
New Residential Mortgage LLC, a New Jersey Corporation by virtue of an assignment dated August 28, 2017 and recorded on August 28, 2017 in Book 2017 at Page 179486 in the real property records of Benton County, Arkansas. The Mortgage was subsequently assigned to LoanCare, LLC by virtue of an assignment dated October 17, 2019 and recorded on October 25, 2019 as instrument number L201957242 in the real property records of Benton 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 23542 at Telephone No. 800-919-6227 ext. 1091 ; 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 February 1, 2019, 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.

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WITNESS my hand this 22 day of Nov, 2022.
LoanCare LLC, by its attorney-in-fact, Albertelli Law



Kevin Rogers, 2012031
Information Way
Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 19-018508

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 22nd day of November, 2022, before me, the undersigned officer,
personally appeared Kevin Rogers, 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: 4-27-26





CERTIFICATE OF RECORD
STATE OF ARKANSAS, COUNTY OF BENTON
I hereby certify that this instrument was
Filed and Recorded in the Official Records
in **Doc Num L202273330**
11/22/2022 12:25:19 PM
Brenda DeShields
BENTON COUNTY Circuit Clerk & Recorder