

2024027603
PULASKI CO. AR FEE \$20.00
 PRESENTED
5/31/2024 5:01:57 PM
 RECORDED
06/04/2024 10:39:12 AM
 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 24-008289

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 7, 2024 at or about 9:00AM, 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 10, THE VILLAGES AT MERLOT LANE, PULASKI COUNTY, ARKANSAS.
 Street Address: 9718 Merlot Ln North Little Rock AR 72118

WHEREAS on September 14, 2007 Lakeisha D. Palmer, an unmarried person, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Indymac Bank, F.S.B., a Federally Chartered Savings Bank. Said Mortgage was recorded on September 28, 2007 as Instrument No. 2007076265 in the real property records of Pulaski County, Arkansas. Said Mortgage was subsequently assigned to Onewest Bank, FSB by virtue of an assignment dated September 20, 2010 and recorded on September 24, 2010 as Instrument No. 2010059463 in the real property records of Pulaski County, Arkansas. Said Mortgage was subsequently assigned to Ocwen Loan Servicing, LLC by virtue of an assignment dated May 14, 2015 and recorded on June 2, 2015 as Instrument No. 2015032257 in the real property records of Pulaski County, Arkansas. Said Mortgage was subsequently assigned to Federal National Mortgage Association by virtue of an assignment dated June 9, 2015 and recorded on June 10, 2015 as Instrument No. 2015034695 in the real property records of Pulaski County, Arkansas. Said Mortgage was subsequently assigned to Nationstar Mortgage LLC d/b/a Mr. Cooper by virtue of an assignment dated July 17, 2019 and recorded on July 27, 2019 as Instrument No. 2019044229 in the real property records of Pulaski County, Arkansas. Said Mortgage was subsequently assigned to DLJ Mortgage Capital, Inc. by virtue of an assignment dated October 19, 2021 and recorded on October 19, 2021 as Instrument No. 2021074323. The party initiating foreclosure can be contacted at or in care of its servicer initiating foreclosure at: Select Portfolio Servicing, Inc. 3217 S. Decker Lake Dr. Salt Lake City UT 84119 at

Telephone No. 888-349-8955; 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, 2023, 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 31st day of May, 2024. DLJ Mortgage Capital, Inc., by its attorney-in-fact, Albertelli Law

[Handwritten Signature]

Kevin Rogers, 2012031
Information Way
Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 24-008289

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 31st day of May, 2024, 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.

[Handwritten Signature]
Notary Public

M Commission Expires: 4/14/2033

