

2024037523
PULASKI CO. AR FEE \$25.00
PRESENTED
7/24/2024 2:41:11 PM
RECORDED
07/24/2024 04:17:12 PM
TERRI HOLLINGSWORTH
Circuit / County Clerk
BY: KIRSTIN DANIELS
DEPUTY RECORDER

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Prepared by
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 24-025764

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 October 1, 2024 at or about 10:00AM, the subject real property described herein below will be sold at 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 Deed of Trust is located in Pulaski County, Arkansas more particularly described as follows:

PART OF THE SW 1/4 NW 1/4, SECTION 17, TOWNSHIP 1 SOUTH, RANGE 12 WEST, PULASKI COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE NE CORNER OF THE SW 1/4 NW 1/4, SECTION 17; THENCE SOUTH 88 DEGREES 52 MINUTES 06 SECONDS WEST 690.62 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88 DEGREES 52 MINUTES 06 SECONDS WEST 417.0 FEET; THENCE SOUTH 01 DEGREES 27 MINUTES 26 SECONDS WEST 503.76 FEET; THENCE SOUTH 89 DEGREES 12 MINUTES 26 SECONDS WEST 241.82 FEET TO THE CENTER LINE OF SANDSTONE DRIVE; THENCE SOUTH 02 DEGREES 00 MINUTES WEST ALONG THE CENTER LINE OF SANDSTONE DRIVE 20.0 FEET; THENCE NORTH 89 DEGREES 12 MINUTES 26 SECONDS EAST 658.91 FEET; THENCE NORTH 01 DEGREES 27 MINUTES 26 SECONDS EAST 526.23 FEET TO THE POINT OF

BEGINNING

Street Address: 4222 Grant Ln Little Rock AR 72206

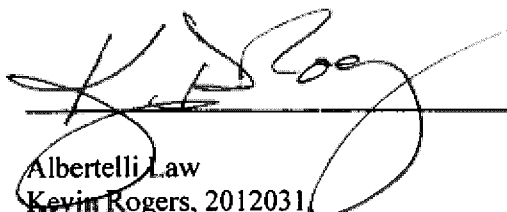
WHEREAS on February 14, 2003, Nora Pack, a single person, executed a Deed of Trust in favor of Dennis P. Schwartz, as trustee for Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Crest Mortgage Company. Said Deed of Trust was recorded on March 6, 2003 as Instrument No. 2003020676 in the real property records of Pulaski County, Arkansas. The Deed of Trust was subsequently assigned to Wells Fargo Bank, NA by virtue of an assignment dated May 25, 2011 and recorded on June 10, 2011 as Instrument No. 2011034032 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: Wells Fargo Bank, N.A. 3476 Stateview Blvd Fort Mill SC 29715 at Telephone No. 414-214-4347; 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 substitute trustee and is acting on and with the consent and authority of the lender who is exercising its power of sale under Ark. Code Ann. §18-50-115 which implies a power of sale in every Deed of Trust 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 June 1, 2021, and each subsequent payment to date are now due 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.

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WITNESS my hand this 24th day of July, 2024.



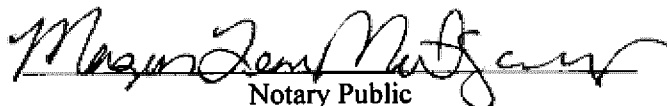
Albertelli Law
Kevin Rogers, 2012031
1 Information Way
Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 24-025764

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 24th day of July, 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.


Notary Public

My Commission Expires: 4/14/2033

