

2024060174  
PULASKI CO. AR FEE \$20.00  
PRESENTED  
11/19/2024 12:16:51 PM  
RECORDED  
11/20/2024 08:19:56 AM  
TERRI HOLLINGSWORTH  
Circuit / County Clerk  
BY: NICOLE TUCKER  
DEPUTY RECORDER

(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 24-008558



**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 January 29, 2025 at or about 9:00AM, 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:

LOT 16, BLOCK 4, HEISMAN'S ADDITION TO THE CITY OF LITTLE ROCK, PULASKI COUNTY, ARKANSAS.

Street Address: 600 S Maple St Little Rock AR 72205

WHEREAS on July 31, 1998, Danny L. Wiginton, an unmarried person, executed a Deed of Trust in favor of Barney L. Mathews, as trustee for American National Mortgage of Tennessee, Inc. Said Deed of Trust was recorded on August 6, 1998 as Instrument No. 98 060537 in the real property records of Pulaski County, Arkansas. The Deed of Trust was subsequently assigned to Amresco Residential Mortgage Corporation by virtue of an assignment dated November 4, 1998 and recorded on July 6, 1999 as Instrument No. 99054582 in the real property records of Pulaski County, Arkansas. Said Deed of Trust was subsequently assigned to Countrywide Home Loan, Inc. by virtue of an assignment dated January 25, 1999 and recorded on September 17, 1999 as Instrument No. 99075173 in the real property records of Pulaski County, Arkansas. The Deed of Trust was subsequently assigned to Firstkey Mortgage, LLC by virtue of an assignment dated August 11, 2022 and recorded on August 25, 2022 as Instrument No. 2022059524 in the real property records of Pulaski County, Arkansas. Said Deed of Trust was then assigned to Towd Point Mortgage Trust 2022-1, U.S. Bank Trust Company, National Association as Indenture Trustee, by virtue of an

assignment dated August 29, 2022, and recorded on July 05, 2024 as Instrument No. 2024033534. 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 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 January 5, 2024, 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.

WITNESS my hand this 19 day of November, 2024.

*Kevin Rogers*

Albertelli Law  
Kevin Rogers, 2012031  
1 Information Way  
Suite 201  
Little Rock, AR 72202  
501-406-0855  
A LAW No. 24-008558

ACKNOWLEDGEMENT

STATE OF ARKANSAS           §  
COUNTY OF PULASKI       §

On this 19 day of November, 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.

*Magen Leann Montgomery*  
Notary Public

My Commission Expires: 4/14/2033

