

2025067257
PULASKI CO. AR FEE \$20.00
PRESENTED
12/8/2025 11:31:58 AM
RECORDED
12/08/2025 01:24:52 PM
TERRI HOLLINGSWORTH
Circuit / County Clerk
BY: NICOLE TUCKER
DEPUTY RECORDER

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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 25-016458

**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 20, 2026 at or about 10:00AM, 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 13, BLOCK 7, RIFFEL AND RHOTON'S FOREST PARK HIGHLAND ADDITION TO THE CITY OF LITTLE ROCK, PULASKI COUNTY, ARKANSAS. LESS AND EXCEPT: BEGINNING AT THE NORTHWEST CORNER OF LOT 13; THENCE SOUTH 89 DEGREES 45 MINUTES 22 SECONDS EAST 5.00 FEET; THENCE SOUTH 00 DEGREES 04 MINUTES 00 SECONDS WEST 135.14 FEET; THENCE SOUTH 43 DEGREES 55 MINUTES 02 SECONDS EAST 21.08 FEET; THENCE NORTH 89 DEGREES 00 MINUTES 00 SECONDS WEST 19.64 FEET TO THE SOUTHWEST CORNER; THENCE NORTH 00 DEGREES 04 MINUTES 00 SECONDS EAST 150.00 FEET TO THE POINT OF BEGINNING.

Street Address: 1601 Georgia Avenue Little Rock AR 72207

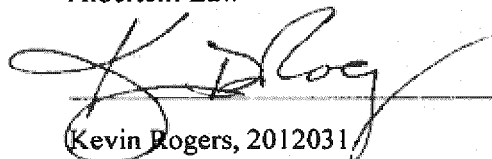
WHEREAS on June 8, 2022 Sharri L. Briley, unmarried woman, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Planet Home Lending, LLC. Said Mortgage was recorded on June 21, 2022 as Instrument No. 2022042970 in the real property records of Pulaski County, Arkansas. Said Mortgage was subsequently assigned to Planet Home Lending, LLC by virtue of an assignment dated February 19, 2025 and recorded on February 20, 2025 as Instrument No. 2025008246 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: Planet Home Lending, LLC 321 Research Parkway, Suite 303 Meriden CT 06450-8301 at Telephone No. 855-884-2250; 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 August 1, 2024, 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 5th day of December, 2025. Planet Home Lending, LLC, by its attorney-in-fact, Albertelli Law



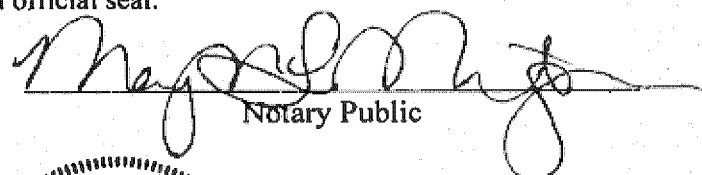
Kevin Rogers, 2012031
1 Information Way
Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 25-016458

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 5th day of December, 2025, before me, the undersigned officer, **Magen Montgomery** 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

