



2026034582

PULASKI CO. AR FEE \$35.00

PRESENTED

6/22/2026 12:20:40 PM

RECORDED

06/22/2026 12:42:07 PM

TERRI HOLLINGSWORTH

Circuit / County Clerk

BY: BRIANNA DECKER

DEPUTY RECORDER

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Prepared by:
Albertelli Law
1 Information Way
Suite 201
Little Rock, AR 72202
(501) 406-0855
ALAW File 26-008379

**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 31, 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 37, BLOCK 11, THE VILLAGES OF WELLINGTON, AN ADDITION TO THE CITY OF LITTLE ROCK, PULASKI COUNTY, ARKANSAS.

Street Address: 114 Wellington Woods Cv, Little Rock, AR 72211

WHEREAS on March 7, 2017 Billy Don Shuburte and Mary Kathryn Shuburte, husband and wife, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Franklin American Mortgage Company, A Tennessee Corporation, its successors and assigns. Said Mortgage was recorded on March 9, 2017 as Instrument No. 2017015296 in the real property records of Pulaski County, Arkansas. Said Mortgage was subsequently assigned to Franklin American Mortgage Company, by virtue of an assignment dated January 23, 2018 and recorded on January 23, 2018 as Instrument No. 2018004358 in the real property records of Pulaski County, Arkansas. The current holder of the Mortgage is Citizens Bank, N.A. f/k/a RBS Citizens, N.A. s/b/m Franklin American Mortgage Company. The party initiating

