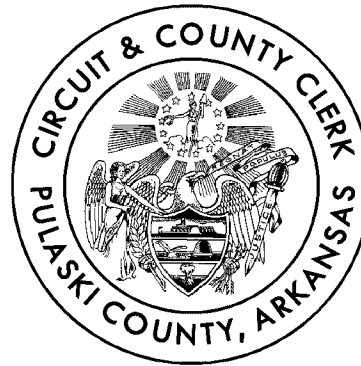




2026032086

PULASKI CO. AR FEE \$20.00

PRESENTED

6/9/2026 10:50:55 AM

RECORDED

06/09/2026 11:25:37 AM

TERRI HOLLINGSWORTH

Circuit / County Clerk

BY: KIRSTIN DANIELS

DEPUTY RECORDER

Prepared by:
Albertelli Law
1 Information Way
Suite 201
Little Rock, AR 72202
(501) 406-0855
ALAW File 26-004120

**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 17, 2026 at or about 10:00 AM, 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 33, KINGSPARK ADDITION TO THE CITY OF MAUMELLE, PULASKI COUNTY,
ARKANSAS.**

Street Address: 13 Monarch Dr., Maumelle, AR 72113

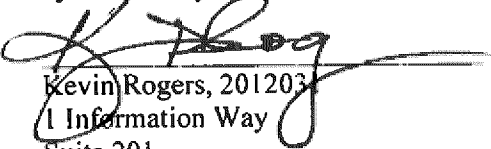
WHEREAS on May 10, 2005, Scott Tudor and Melanie Tudor, husband and wife, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Bank of Little Rock Mortgage Corporation, its successors and assigns. Said Mortgage was recorded on May 20, 2005 as Instrument No. 2005043263 in the real property records of Pulaski County, Arkansas. Said Mortgage was subsequently assigned to JPMorgan Chase Bank, National Association, by virtue of an assignment dated September 29, 2011 and recorded on October 18, 2011 as Instrument No. 2011061368 in the real property records of Pulaski County, Arkansas. Said Mortgage was further assigned to Federal National Mortgage Association, by virtue of an assignment dated September 29, 2014 and recorded on October 10, 2014 as Instrument No. 2014059648 in the real property records of Pulaski County, Arkansas. Said Mortgage was further assigned to Nationstar Mortgage LLC d/b/a Mr. Cooper, by virtue of an assignment dated June 24, 2019 and recorded on June 24, 2019 as Instrument No. 2019038600 in the real property records

of Pulaski County, Arkansas. The current holder of the Mortgage is Rocket Mortgage, LLC s/b/m Nationstar Mortgage, LLC. The party initiating foreclosure can be contacted at or in care of its servicer initiating foreclosure at: Rocket Mortgage, LLC s/b/m Nationstar Mortgage, LLC, 8950 Cypress Waters Blvd, Coppell, TX 75019 at Telephone No. 888-480-2432; 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 November 1, 2025, 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 8th day of June, 2026. Rocket Mortgage, LLC s/b/m Nationstar Mortgage, LLC, by its attorney-in-fact, Albertelli Law


Kevin Rogers, 201203
1 Information Way
Suite 201
Little Rock, AR 72202
501-406-0855

A LAW No. 26-004120

ACKNOWLEDGEMENT

STATE OF ARKANSAS §

COUNTY OF PULASKI §

On this 8th day of June, 2026, 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

