



2026034500

PULASKI CO. AR FEE \$50.00

PRESENTED

6/22/2026 8:24:08 AM

RECORDED

06/22/2026 10:15:02 AM

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 26-005053

**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 September 1, 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:

APARTMENT 38, TAMARACK PINES HORIZONTAL PROPERTY REGIME, IN THE CITY OF LITTLE ROCK, PULASKI COUNTY, ARKANSAS, AND BEING SHOWN ON PLAT RECORDED AS PLAT A-547, RECORDS OF PULASKI COUNTY, ARKANSAS.

Street Address: 2001 Reservoir Road #38, Little Rock, AR 72227

WHEREAS on August 21, 2020 James Hartsfield, a single man, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Orion Federal Credit Union, its successors and assigns. Mortgage was recorded on September 18, 2020 as Instrument No. 2020061125 and re-recorded as Instrument No. 2021039683 in the real property records of Pulaski County, Arkansas. Mortgage was subsequently assigned to Citizens Bank, N.A., by virtue of assignment dated July 17, 2023 and recorded on July 18, 2023 as Instrument No. 2023036982 in the real property records of Pulaski County, Arkansas. The party initiating foreclosure can be contacted at/in care of its servicer initiating foreclosure at: Citizens Bank,

