



2026048352
PULASKI CO. AR FEE \$35.00
PRESENTED
8/25/2026 8:59:38 AM
RECORDED
08/25/2026 10:13:02 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 26-009330

**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 October 28, 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:

UNIT 711, RIVER MARKET TOWER HORIZONTAL PROPERTY REGIME IN THE CITY OF LITTLE ROCK, PULASKI COUNTY, ARKANSAS.

Street Address: 315 Rock Street, Apartment 711, Little Rock, AR 72202

WHEREAS on July 6, 2022 Ryan Rauch, a single man, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Mortgage Research Center, LLC dba Veterans United Home Loans, its successors and assigns. Said Mortgage was recorded on July 29, 2022 as Instrument No. 2022053466 in the real property records of Pulaski County, Arkansas. Said Mortgage was subsequently assigned to Mortgage Research Center, LLC d/b/a Veterans United Home Loans, by virtue of an assignment dated June 12, 2026 and recorded on June 23, 2026 as Instrument No. 2026034938 in the real property records of Pulaski County, Arkansas. The party initiating foreclosure can be contacted at

