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PULASKI CO. AR FEE \$20.00

PRESENTED

10/2/2019 5:32:17 PM

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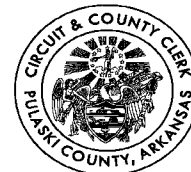
10/03/2019 08:51:21 AM

TERRI HOLLINGSWORTH

Circuit / County Clerk

BY: STEPHANIE BESAW

DEPUTY RECORDER



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Prepared by:  
ALBERTELLI LAW  
1 INFORMATION WAY  
SUITE 201  
LITTLE ROCK, AR 72202  
(501) 406-0855  
ALAW File 19-021434

**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 December 9, 2019 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 Deed of Trust is located in Pulaski County, Arkansas more particularly described as follows:

**LOT 3, BLOCK 5, ELMHURST ADDITION TO THE CITY OF LITTLE ROCK,  
PULASKI COUNTY, ARKANSAS.**

Street Address: 214 N Spruce Street Little Rock AR 72205

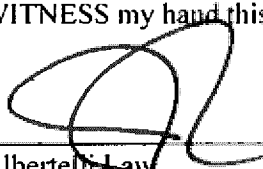
WHEREAS on May 13, 1999, Susan K. Langley, an unmarried person, William Bryan Langley, and Margaret L. Langley, husband and wife, executed a Deed of Trust in favor of James R. Carroll, as trustee for The Carroll Mortgage Group, Inc. an Arkansas Corporation. Said Deed of Trust was recorded on May 19, 1999 as instrument number 99039478 in the real property records of Pulaski County, Arkansas. The Deed of Trust was subsequently assigned to North American Mortgage Company by virtue of an assignment dated May 20, 1999 and recorded on June 4, 1999 as instrument number 99045291 in the real property records of Pulaski County, Arkansas. The Deed of Trust was subsequently assigned to Countrywide Home Loans, Inc. by virtue of an assignment dated March 12, 2002 and recorded on August 6, 2002 as instrument number 2002166473 in the real property records of Pulaski County, Arkansas. The Deed of Trust was subsequently assigned to Bank of America, N.A. by virtue of an assignment dated July 29, 2015 and recorded on July 30, 2015 as instrument number 2015045812 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: BANK OF AMERICA, N.A. 5600 Granite Pkwy Bldg VII Plano TX 75024 at Telephone No. 1-877-744-7691; 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 substitute trustee and is acting on and with the consent and authority of the lender who is exercising its power of sale under Ark. Code Ann. §18-50-115 which implies a power of sale in every Deed of Trust of real property situated in this state that is duly acknowledged and recorded; and default has occurred in the payment of said indebtedness, and the same is now therefore wholly 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 2nd day of October, 2019

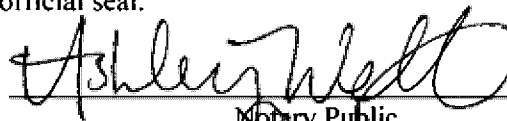
  
Albertell Law  
James McPherson, Esq., AR2011038  
1 Information Way, Suite 201  
Little Rock, AR 72202  
501-406-0855  
A LAW No. 19-021434

ACKNOWLEDGEMENT

STATE OF ARKANSAS                   §  
COUNTY OF PULASKI               §

On this 2nd day of October, 2019, before me, the undersigned officer, personally appeared James McPherson, 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:

4-27-2026

