

2019061699

PULASKI CO. AR FEE \$25.00

PRESENTED

9/27/2019 5:07:33 PM

RECORDED

09/30/2019 08:26:16 AM

TERRI HOLLINGSWORTH

Circuit / County Clerk

BY: STEPHANIE BESAW

DEPUTY RECORDER



(this space left for blank for recording)

Prepared by:
AL BERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 19-021517

**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 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 Mortgage is located in Pulaski County, Arkansas more particularly described as follows:

ALL OF BLOCK 136 PROTHRO'S SUBDIVISION OF PART OF THE E 1/2 OF THE W 1/2 OF SPANISH GRANT NO. 2431. SAME BEING PART OF LOT 3 MARTIN'S SURVEY OF SPANISH GRANT. ALSO BLOCK 135 OF THE 1941 REPLAT OF PROTHRO'S SUBDIVISION OF PART OF THE E 1/2 OF THE W 1/2 OF SPANISH GRANT #2431 IN TOWNSHIP 2 NORTH, RANGE 11 WEST. LESS THE SOUTH 90 FEET THEREOF DESCRIBED AS: BEGINNING AT A POINT ON THE WEST LINE OF SAID BLOCK 135, 18 FEET SOUTH OF THE NORTHWEST CORNER THEREOF; THENCE RUN NORTH ALONG SAID WEST LINE 10 FEET TO THE NORTHWEST CORNER OF SAID BLOCK, THENCE EAST ALONG THE NORTH LINE OF SAID BLOCK TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH ALONG THE EAST LINE THEREOF 3 FEET; THENCE WEST TO POINT OF BEGINNING, IN PULASKI COUNTY, ARKANSAS.

BEING THE SAME PROPERTY CONVEYED TO THOMAS STRINGFELLOW AND CAROLYN STRINGFELLOW, HIS WIFE BY DEED FROM OLEATA CAMPBELL.

AN UNMARRIED PERSON RECORDED 10/06/1976 IN DEED BOOK 1410 PAGE 265, IN THE OFFICE OF THE CLERK AND EX-OFFICE RECORDER OF PULASKI COUNTY, ARKANSAS.

Street Address: 532 Water Street, North Little Rock, AR 72117

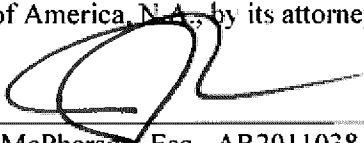
WHEREAS on January 9, 2004 Thomas Stringfellow and Carolyn Stringfellow, executed a Mortgage in favor of Bank of America, N.A. Said Mortgage was recorded on February 2, 2004 as instrument number 2004009126 in the real property records of Pulaski County, Arkansas. The party initiating foreclosure can be contacted at or in care of its servicer initiating foreclosure at: Bank of America, N.A. 7105 Corporate Dr. Plano TX 75240 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 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, 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.

****THIS SPACE INTENTIONALLY LEFT BLANK****

WITNESS my hand this 27th day of September, 2019,
Bank of America, N.A., by its attorney-in-fact, Albertelli Law


James McPherson, Esq., AR2011038
1 Information Way, Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 19-021517

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 27th day of September, 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

