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PULASKI CO. AR FEE \$20.00

PRESENTED

1/22/2020 4:27:49 PM

RECORDED

01/23/2020 08:37:10 AM

TERRI HOLLINGSWORTH

Circuit / County Clerk

BY: MELANIE BOSS

DEPUTY RECORDER

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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 19-022854

**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 March 31, 2020 at or about 12:00PM, the subject real property described herein below will be sold inside the W. Markham 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:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PULASKI, STATE OF ARKANSAS, AND IS DESCRIBED AS FOLLOWS:

LOT 11, PRICKETT SUBDIVISION OF THE N1/2 OF LOT 1, BLOCK 2, HYDE PARK ADDITION TO THE CITY OF LITTLE ROCK, PULASKI COUNTY, ARKANSAS; SUBJECT TO SUCH RESTRICTIONS, EASEMENTS, AND COVENANTS AS MAY BE SHOWN OF RECORD IN THE OFFICE OF THE RECORDER OF PULASKI COUNTY.

Street Address: 2018 S Monroe Street, Little Rock, AR 72204


WHEREAS on June 30, 2017 Edna M. Simpson, executed a Deed of Trust in favor of Fidelity National Title Insurance Company, as Trustee for Mortgage Electronic Registration Systems, Inc., as nominee for Community First National Bank. Said Deed of Trust was recorded on July 10, 2017 as instrument number 2017043411 in the real property records of Pulaski County, Arkansas. Said Deed of Trust was subsequently assigned to Finance of America Reverse, LLC by virtue of an assignment dated December 12, 2018 and recorded on January 11, 2019 as instrument number 2019002612 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: Finance of America Reverse LLC, 2900 Esperanza Crossing, Austin, TX 78758 at Telephone No. 512-691-1699; and

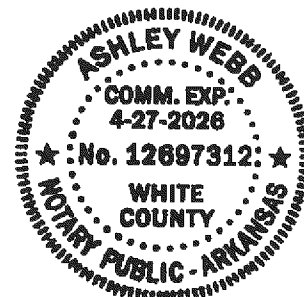
WHEREAS, there may be tenants that claim an interest in the real property herein based upon said tenancy; and

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 22nd day of January, 2020.
Albertelli Law



James McPherson, Esq., 2011038
1 Information Way
Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 19-022854

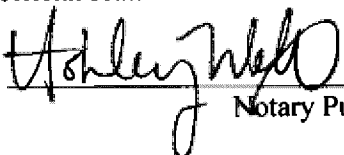


ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 22nd day of January, 2020, 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