

2021060847

PULASKI CO. AR FEE \$25.00

PRESENTED

**8/27/2021 12:35:38 PM
RECORDED**

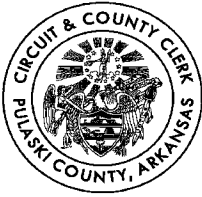
08/27/2021 03:06:38 PM

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 21-004271

**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 26, 2021 at or about 12:00PM, 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:

PART OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION SEVEN(7), TOWNSHIP ONE (1) NORTH, RANGE TWELVE (12) WEST, NOW IN THE CITY OF LITTLE ROCK, IN PULASKI COUNTY, ARKANSAS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A POINT 544 FEET WEST AND 125 FEET NORTH OF THE SOUTHEAST CORNER OF SAID NW 1/4 NW 1/4; THENCE NORTH 50 FEET; THENCE WEST 165.5 FEET; THENCE SOUTH 50 FEET; THENCE EAST 165.4 FEET TO THE POINT OF BEGINNING, BEING ALSO FURTHER KNOWN AND DESCRIBED AS LOT 14, IN BLOCK 7 OF OAK FOREST GARDENS, EXCEPT THE EAST 10 FEET THEREOF, AN ADDITION TO THE CITY OF LITTLE ROCK, ACCORDING TO THE UNRECORDED PLAT OF SAID ADDITION.

Street Address: 1515 S. Buchanan St., Little Rock, AR 72204

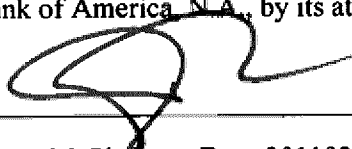
WHEREAS on July 17, 2001 LeRoy Garrison Jr., an unmarried person, executed a Mortgage in favor of Bank of America, N.A. Said Mortgage was recorded on July 30, 2001 as instrument number 2001059176 in the real property records of Pulaski County, Arkansas. The party initiating foreclosure can be contacted 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, specifically the installment due February 20, 2019, and each subsequent payment to date are now 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.

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WITNESS my hand this 27th day of August, 2021.
Bank of America, N.A., by its attorney-in-fact, Albertelli Law

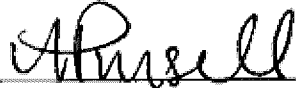

James McPherson, Esq., 2011038
1 Information Way, Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 21-004271

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 27th day of August, 2021, 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:

4-27-24

