

2022010333

PULASKI CO. AR FEE \$20.00

PRESENTED

2/10/2022 12:06:10 PM

RECORDED

02/10/2022 12:43:13 PM

TERRI HOLLINGSWORTH

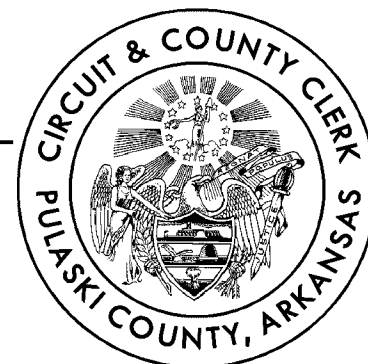
Circuit / County Clerk

BY: DEBORAH ABRAMOVITZ

DEPUTY RECORDER

(this space left for blank for recording)

Prepared by:  
ALBERTELLI LAW  
1 INFORMATION WAY  
SUITE 201  
LITTLE ROCK, AR 72202  
(501) 406-0855  
ALAW File 22-000423



**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 April 18, 2022, 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 294, MEADOWCLIFF ADDITION TO THE CITY OF LITTLE ROCK, PULASKI  
COUNTY, ARKANSAS

Street Address: 15 Westmont Cir., Little Rock, AR 72209

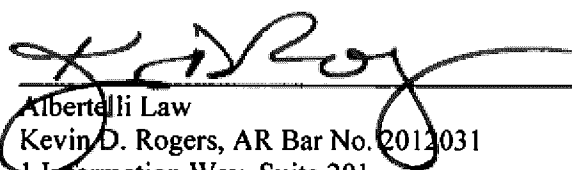
WHEREAS on August 16, 2007, Leroy Gibson, a single person, executed a Deed of Trust in favor of Pulaski Mortgage Company, as trustee for Mortgage Electronic Registration Systems, Inc., as nominee for Pulaski Mortgage Company, An Arkansas Corporation. Said Deed of Trust was recorded on August 28, 2007, as instrument number 2007067816 in the real property records of Pulaski County, Arkansas. The Deed of Trust was subsequently assigned to U.S. Bank National Association by virtue of an assignment dated October 18, 2013, and recorded on October 28, 2013, as instrument number 2013077966 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: U.S. Bank National Association, 4801 Frederica Street, Owensboro, KY 42301, at Telephone No. 800-365-7772; and

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

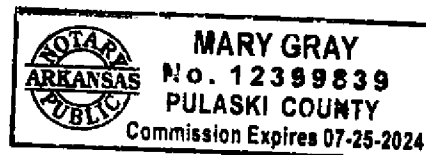
WHEREAS, the undersigned is the substitute trustee and is acting on and with the consent and authority of the lender who is exercising its power of sale under Ark. Code Ann. §18-50-115 which implies a power of sale in every Deed of Trust of real property situated in this state that is duly acknowledged and recorded; and default has occurred in the payment of said indebtedness, specifically the installment due July 1, 2020, and each subsequent payments 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.

WITNESS my hand this 10<sup>th</sup> day of February 2022

  
 Albertelli Law  
 Kevin D. Rogers, AR Bar No. 2012031  
 1 Information Way, Suite 201  
 Little Rock, AR 72202  
 501-406-0855  
 A LAW No. 22-000423

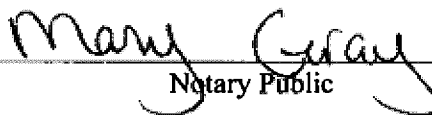
# ACKNOWLEDGEMENT

STATE OF ARKANSAS §  
 COUNTY OF PULASKI §



On this 10<sup>th</sup> day of February, 2022, before me, the undersigned officer, personally appeared, Kevin D. Rogers, 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:

7/25/2024