

2022012116
PULASKI CO. AR FEE \$35.00
PRESENTED
2/17/2022 11:42:02 AM
RECORDED
02/17/2022 12:50:12 PM
TERRI HOLLINGSWORTH
Circuit / County Clerk
BY: NICOLE TUCKER
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 22-000424

**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**

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 6, BLOCK 2, CIRCLE LAKE SUBDIVISION IN PULASKI COUNTY,
ARKANSAS, BEING SHOWN ON PLAT RECORDED IN PLAT BOOK 10 PAGE 18,
RECORDS OF PULASKI COUNTY, ARKANSAS.

Street Address: 16712 Barbara Ann Drive, Little Rock, AR 72206

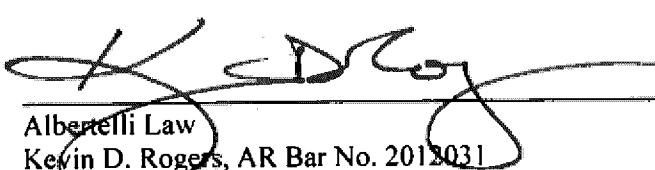
WHEREAS on May 22, 2015, Charles W. Holbrook Jr. and Sheryl L. Holbrook, husband and wife, executed a Deed of Trust in favor of Rick Anderson, as trustee for Mortgage Electronic Registration Systems Inc as a nominee for Simmons First National Bank. Said Deed of Trust was recorded on June 1, 2015, as instrument number 2015032092 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 November 25, 2019, and recorded on December 6, 2019, as instrument number 2019078553 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 on October 1, 2019, and all 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 17 day of Feb, 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. 22-000424

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

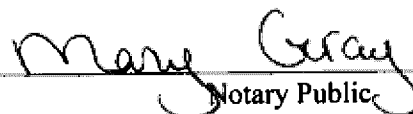
On this 17th day of February, 2022, before me, the undersigned officer, personally appeared, Kevin D. Rogers, known to me to be the person who subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission Expires:

7/25/2024




Notary Public