



2022010271
PULASKI CO. AR FEE \$25.00
PRESENTED
2/10/2022 9:21:18 AM
RECORDED
02/10/2022 10:13:13 AM
TERRI HOLLINGSWORTH
Circuit / County Clerk
BY: REGINA HAMPTON
DEPUTY RECORDER

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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 22-000034

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

PART OF LOT 1, BLOCK 5, SYLVAN ACRES, PULASKI COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LOT LINE 300 FEET FROM THE NORTHWEST CORNER OF LOT 1, BLOCK 5, SYLVAN ACRES, THENCE CONTINUE ALONG THE SAID NORTH LOT LINE 100 FEET (MEASURES SOUTH 70 DEGREES 47 MINUTES 11 SECONDS EAST 100.41 FEET); THENCE SOUTH 14 DEGREES 56 MINUTES WEST 62 FEET (MEASURES 62.55 FEET) TO

THE NORTH RIGHT OF WAY LINE OF THE CATO JACKSONVILLE ROAD; THENCE SOUTH 88 DEGREES 16 MINUTES WEST 62.3 FEET (MEASURES S 88 DEGREES 09 MINUTES 21 SECONDS WEST 60.41 FEET); THENCE NORTH 87 DEGREES 53 MINUTES WEST 67.7 FEET (MEASURES NORTH 87 DEGREES 53 MINUTES 11 SECONDS WEST 67.79 FEET) TO A POINT 300 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 27 DEGREES 36 MINUTES EAST 105.5 FEET (MEASURES NORTH 28 DEGREES 00 MINUTES 44 SECONDS EAST 105.25) FEET TO THE POINT OF BEGINNING.

Street Address: 7620 Gibson Rd., Sherwood, AR 72120

WHEREAS on January 22, 2021, Lakaia Latrice Massey, a single person, executed a Mortgage in favor of Mortgage Electronic Registration Systems Inc as a nominee for Pilgrim Mortgage, LLC. Said Mortgage was recorded on January 26, 2021, as instrument number 2021005618 in the real property records of Pulaski County, Arkansas. The Mortgage was subsequently assigned to Data Mortgage Inc., dba Essex Mortgage by virtue of an assignment dated December 6, 2021, and recorded on December 7, 2021, as instrument number 2021086646 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: Data Mortgage, Inc. 9726 Old Bailes Road, Suite 200 Fort Mill SC 29707 at Telephone No. 844-478-2622; and

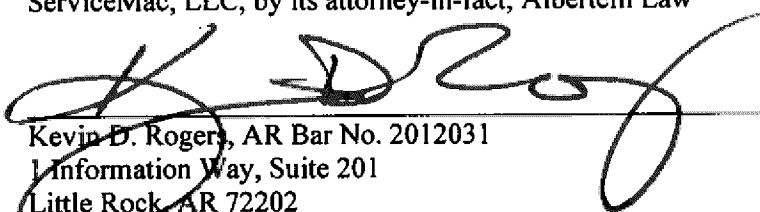
WHEREAS there may be tenants that claim an interest in the real property herein based upon said tenancy; and

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 August 1, 2021, 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 8 day of Feb, 2022.

ServiceMac, LLC, by its attorney-in-fact, Albertelli Law


Kevin D. Rogers, AR Bar No. 2012031
Information Way, Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 22-000034

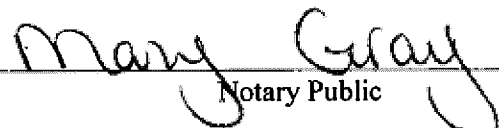
ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §



On this 8th 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