

2022018342
PULASKI CO. AR FEE \$20.00
PRESENTED
3/15/2022 3:11:52 PM
RECORDED
03/16/2022 09:32:12 AM
TERRI HOLLINGSWORTH
Circuit / County Clerk
BY: DEBORAH ABRAMOVITZ
DEPUTY RECORDER

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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 22-002306



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 June 13, 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 13, BLOCK A, OAK FOREST GARDENS ANNEX TO THE CITY OF LITTLE
ROCK, PULASKI COUNTY, ARKANSAS.

Street Address: 1216 Look Street, Little Rock AR 72204

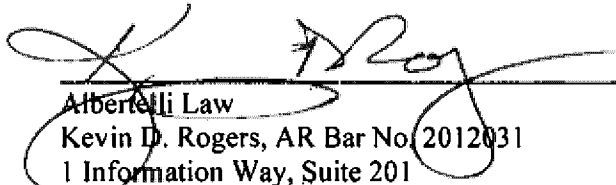
WHEREAS on September 15, 2010, by Gelandra S. Evans, an unmarried person, to James R. Carroll as Trustee for Mortgage Electronic Registration Systems, Inc., as nominee for The Carroll Mortgage Group, Inc. Said Deed of Trust having been recorded on September 22, 2010, as Instrument No. 2010058645 in the 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 March 26, 2012, and recorded on March 28, 2012, as Instrument No. 2012017810 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 July 21, 2014, and recorded on July 25, 2014, as Instrument No. 2014042813 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 September 1, 2021, and each subsequent payment 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 15 day of MARCH, 2022


Albertelli Law

Kevin D. Rogers, AR Bar No. 2012031

1 Information Way, Suite 201

Little Rock, AR 72202

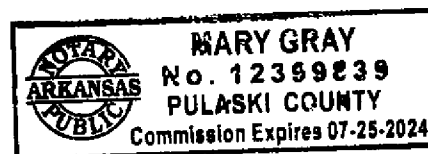
501-406-0855

A LAW No. 22-002306

ACKNOWLEDGEMENT

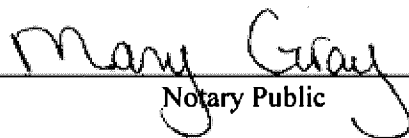
STATE OF ARKANSAS
COUNTY OF PULASKI

§
§



On this 15 day of March, 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