



2022017256
PULASKI CO. AR FEE \$25.00
PRESENTED
3/11/2022 9:00:44 AM
RECORDED
03/11/2022 09:23:49 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 22-002228

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 May 16, 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 434, MEADOWCLIFF ADDITION TO THE CITY OF LITTLE ROCK, PULASKI
COUNTY, ARKANSAS.

Street Address: 19 Lamont Cr., Little Rock, AR 72209

WHEREAS on January 7, 2000, Cathy Ganaway, an unmarried person, executed a Deed of Trust in favor of James R. Carroll, as trustee for The Carroll Mortgage Group, Inc., as Arkansas Corporation. Said Deed of Trust was recorded on January 24, 2000, as instrument number 2000005085 in the real property records of Pulaski County, Arkansas. The Deed of Trust was subsequently assigned to North American Mortgage Company by virtue of an assignment dated January 12, 2000, and recorded on February 7, 2000, as instrument number 20000008210 in the real property records of Pulaski County, Arkansas. The Deed of

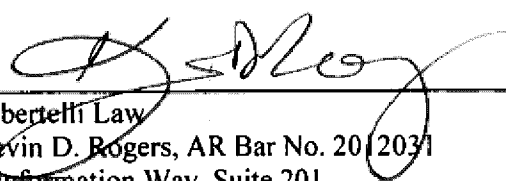
Trust was subsequently assigned to Countrywide Home Loans, Inc. by virtue of an assignment dated March 26, 2001, and recorded on June 19, 2001, as instrument number 2001046502 in the real property records of Pulaski County, Arkansas. The Deed of Trust was subsequently assigned to Bank of America, N.A. successor by merger to Bac Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP by virtue of an assignment dated February 6, 2013, and recorded on February 7, 2013, as instrument number 2013010794 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., 5600 Granite Pkwy Bldg. VII, Plano, TX 75024, 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 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, 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.

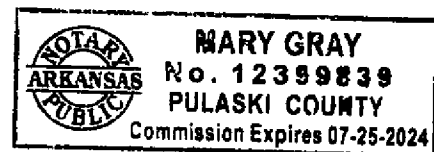
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WITNESS my hand this 10 day of March, 2022


Albertelli Law
Kevin D. Rogers, AR Bar No. 2012031
1 Information Way, Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 22-002228

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §



On this 10 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