



**2022030443**  
PULASKI CO. AR FEE \$20.00  
PRESENTED  
5/2/2022 12:40:49 PM  
RECORDED  
05/02/2022 01:14:13 PM  
TERRI HOLLINGSWORTH  
Circuit / County Clerk  
BY: REGINA HAMPTON  
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 22-003063

**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 July 11, 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 W. 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 27, SOUTHERN HILLS SUBDIVISION, PULASKI COUNTY, ARKANSAS.  
AND BEING SHOWN IN PLAT FILED IN PLAT BOOK 14, PAGE 44, RECORDS OF  
PULASKI COUNTY, ARKANSAS.

Street Address: 5 Raleigh Lane Alexander AR 72002

WHEREAS on March 30, 2012, Nicholas C. Stewart and Emily A. Stewart, Husband and Wife, executed a Deed of Trust to James E. Renk, as Trustee for Mortgage Electronic Registration Systems, Inc., as nominee for NBA Mortgage Group, a Division of National Bank of Arkansas, a National Bank. Said Deed of Trust was recorded on April 5, 2012, as instrument number 2012020022 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 14, 2016, and recorded on July 14, 2016, as instrument number 2016043281 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 November 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.

WITNESS my hand this 28 day of April, 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. 22-003063

ACKNOWLEDGEMENT

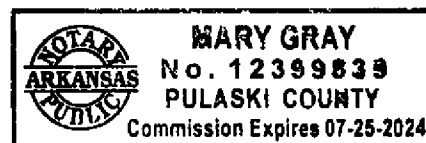
STATE OF ARKANSAS

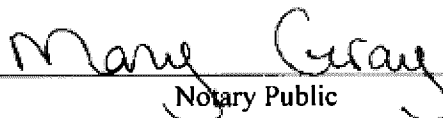
COUNTY OF PULASKI

§  
§

On this 28 day of April, 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