

**2022042713**  
**PULASKI CO. AR FEE \$20.00**  
PRESENTED  
**6/17/2022 2:08:33 PM**  
RECORDED  
**06/17/2022 04:29:05 PM**  
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 22-004797

**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 August 24, 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 5, BLOCK 5, W.W. KEATON SECOND ADDITION TO THE CITY OF  
JACKSONVILLE, PULASKI COUNTY, ARKANSAS.

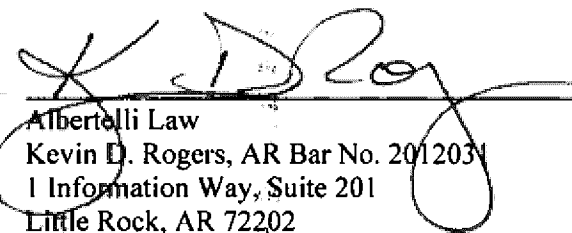
Street Address: 1609 Keaton Street, Jacksonville, AR 72076

WHEREAS on November 27, 2002, Marsha A. Shell, an unmarried woman, executed a Deed of Trust to Wilson and Associates PA as Trustee for Mortgage Electronic Registration Systems, Inc., as nominee for Countrywide Home Loans, Inc. Said Deed of Trust was recorded on December 16, 2002, as Instrument No. 2002206920 in the real property records of Pulaski County, Arkansas. The Deed of Trust was subsequently assigned to Bank of America, N.A. by virtue of an assignment dated September 13, 2019, and recorded on September 13, 2019, as Instrument No. 2019058369 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

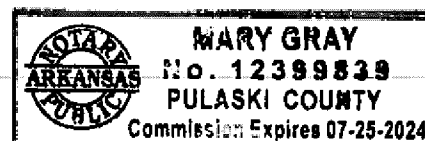
WHEREAS there may be tenants that claim an interest in the real property herein based upon said tenancy; and

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 September 1, 2019, and each 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 June, 2022

  
 Albertelli Law  
 Kevin D. Rogers, AR Bar No. 2012034  
 1 Information Way, Suite 201  
 Little Rock, AR 72202  
 501-406-0855  
 A LAW No. 22-004797

# ACKNOWLEDGEMENT

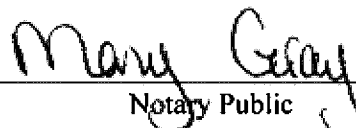


STATE OF ARKANSAS  
 COUNTY OF PULASKI

§  
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On this 17 day of June, 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