

2022044652
PULASKI CO. AR FEE \$20.00
PRESENTED
6/23/2022 2:11:54 PM
RECORDED
06/24/2022 08:02:30 AM
TERRI HOLLINGSWORTH
Circuit / County Clerk
BY: NICOLE TUCKER
DEPUTY RECORDER



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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 22-005593

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 September 19, 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 61, TOWN AND COUNTRY ESTATES, A SUBDIVISION OF ALL OF THE
SW1/4 NE1/4 AND PART OF THE NW1/4 SE 1/4, SECTION 35, TOWNSHIP 1
NORTH, RANGE 13 WEST, NOW IN THE CITY OF LITTLE ROCK, IN PULASKI
COUNTY, ARKANSAS. (SAID LOT 61 BEING LOCATED WHOLLY WITHIN THE
SW1/4 OF THE NE1/4, SECTION 35, TOWNSHIP 1 NORTH, RANGE 13 WEST, IN
PULASKI COUNTY, ARKANSAS.)

Street Address: 8011 Edwina Dr Little Rock AR 72209

WHEREAS on April 17, 2015, Marcus E. Gray, a single man, executed a Deed of Trust to Laurel A. Meyer as Trustee for Mortgage Electronic Registration Systems, Inc., as nominee for Fairway Independent Mortgage Corporation. Said Deed of Trust was recorded on April 22, 2015, as

Instrument No. 2015023050 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 4, 2020, and recorded on March 13, 2020, as Instrument No. 2020016728 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 April 1, 2020, 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 23rd day of June, 2022

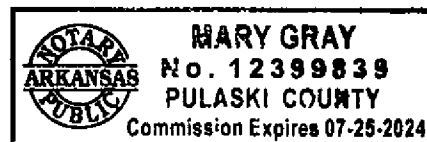

Albertelli Law

James McPherson, AR Bar No. 2011038
1 Information Way, Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 22-005593

ACKNOWLEDGEMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

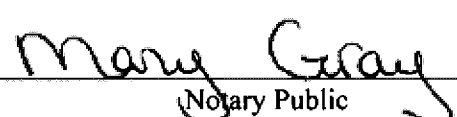
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On this 23 day of June, 2022, before me, the undersigned officer, personally appeared James McPherson, known to me to be the person who subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission Expires: 7/25/2024


Notary Public