

2022047738
PULASKI CO. AR FEE \$20.00
PRESENTED
7/7/2022 2:42:33 PM
RECORDED
07/07/2022 04:38:25 PM
TERRI HOLLINGSWORTH
Circuit / County Clerk
BY: DEBORAH ABRAMOVITZ
DEPUTY RECORDER

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Prepared by:
AL.BERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 22-006113



**MORTGAGEE'S 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 8, 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 Mortgage is located in Pulaski County, Arkansas more particularly described as follows:

THE SOUTH 1/2 OF THE EAST 50 FEET OF BLOCK 55, JOHN L. ATKINS SCHOOL
SUBDIVISION NOW IN THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY,
ARKANSAS.

Street Address: 4501 Boyer St North Little Rock AR 72117

WHEREAS on November 13, 1991, Cassandra Wylie, an unmarried person, and Rosie M. Wylie, an unmarried person, executed a Mortgage in favor of Worthen Mortgage Company. Said Mortgage was recorded on November 22, 1991, as instrument number 91 68725 in the real property records of Pulaski County, Arkansas. The Mortgage was subsequently assigned to First Commercial Mortgage Company by virtue of an assignment dated November 25, 1991, and recorded on February 2, 1993, as instrument number 93 06524 in the real property records of Pulaski County, Arkansas. The Mortgage was

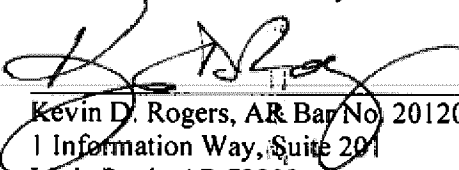
subsequently assigned to Bank of America, N.A. by virtue of an assignment dated May 1, 2014, and recorded on May 20, 2014, as instrument number 2014029041 in the real property records of Pulaski County, Arkansas. The party initiating foreclosure can be contacted at or in care of its servicer initiating 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 attorney for the mortgagee and is acting on and with the consent and authority of the mortgagee who is exercising its power of sale under Ark. Code Ann. §18-50-115 which implies a power of sale in every mortgage 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 September 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 7 day of July, 2022.

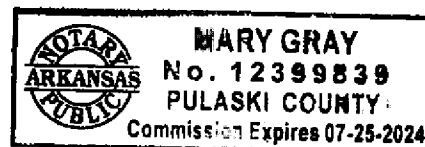
Bank of America, N.A., by its attorney-in-fact, Albertelli Law


Kevin D. Rogers, AR Bar No. 2012031
1 Information Way, Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 22-006113

ACKNOWLEDGEMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

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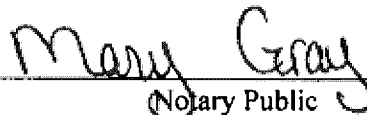


On this 7 day of July, 2022, before me, the undersigned officer, personally appeared Kevin D. Rogers, known to me to be the person who subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

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

My Commission Expires:

7/25/2024


Notary Public