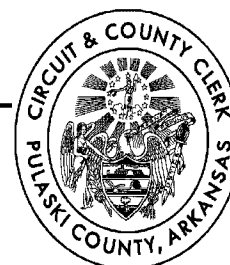


**2022057256**  
PULASKI CO. AR FEE \$25.00  
PRESENTED  
8/16/2022 2:19:50 PM  
RECORDED  
08/16/2022 03:29:12 PM  
TERRI HOLLINGSWORTH  
Circuit / County Clerk  
BY: DEBORAH ABRAMOVITZ  
DEPUTY RECORDER

(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 22-005269



**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 October 25, 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:

A PART OF THE SOUTH ONE HALF OF THE WEST ONE HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, SECTION 25, TOWNSHIP 1 NORTH, RANGE 14 WEST, PULASKI COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 290.6 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SOUTH ONE HALF OF THE WEST ONE HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST CORNER, SECTION 25; THENCE CONTINUE SOUTH 374.73 FEET TO THE SOUTHWEST CORNER OF SAID SOUTH ONE HALF OF THE WEST ONE HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 89 DEGREES 46 MINUTES 47 SECONDS EAST, 652.37 FEET TO THE SOUTHEAST CORNER OF SAID SOUTH ONE HALF OF THE WEST ONE HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 0 DEGREES 24 MINUTES 55 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTH

ONE HALF OF THE WEST ONE HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 376.24 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 40 SECONDS WEST, 655.09 FEET TO THE POINT OF BEGINNING.

Street Address: 6811 Sullivan Rd., Little Rock, AR 72210

WHEREAS on March 11, 2005, Samuel D. Velez and Julie A. Velez, husband and wife, executed a Mortgage in favor of Wilmington Finance, a division of AIG Federal Savings Bank. Said Mortgage was recorded on March 23, 2005, as instrument number 2005024693 in the real property records of Pulaski County, Arkansas. The Mortgage was subsequently assigned to Nationstar Mortgage, LLC by virtue of an assignment dated August 23, 2013, and recorded on September 27, 2013, as instrument number 2013070890 in the real property records of Pulaski County, Arkansas. The Mortgage was subsequently assigned to THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A. as successor-in-interest to all permitted successors and assigns of JP Morgan Chase Bank, National Association, as Trustee for Specialty Underwriting and Residential Finance Trust Mortgage Loan Asset-Backed Certificates, Series 2005-BC3 by virtue of an assignment dated September 8, 2021, and recorded on September 14, 2021 as instrument number 2021064845 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: THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A. as successor-in-interest to all permitted successors and assigns of JPMorgan Chase Bank, National Association, as Trustee for Specialty Underwriting and Residential Finance Trust Mortgage Loan Asset-Backed Certificates, Series 2005-BC3, 350 Highland Drive, Lewisville, TX 75067-4177, at Telephone No. 888-480-2432; and

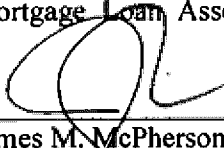
WHEREAS there may be tenants that claim an interest in the real property herein based upon said tenancy; and

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 , 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.

**\*\*THIS SPACE IS INTENTIONALLY LEFT BLANK\*\***

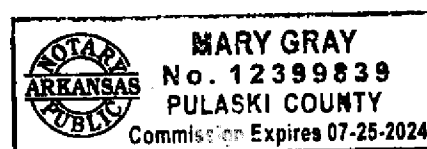
WITNESS my hand this 16 day of August 2022.

Nationstar Mortgage LLC d/b/a Mr. Cooper, attorney-in-fact for, THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A., as successor-in-interest to all permitted successors and assigns of JPMorgan Chase Bank, National Association, as Trustee, for Specialty Underwriting and Residential Finance Trust Mortgage Loan Asset-Backed Certificates, Series 2005-BC3, by its attorney-in-fact, Albertelli Law

  
James M. McPherson, AR Bar No. 2011038  
1 Information Way, Suite 201  
Little Rock, AR 72202  
501-406-0855  
A LAW No. 22-005269

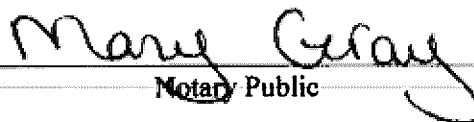
ACKNOWLEDGEMENT

STATE OF ARKANSAS           §  
COUNTY OF PULASKI       §



On this 16 day of August 2022, before me, the undersigned officer, personally appeared, James M. 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.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: 7/25/2024