

2022052746
PULASKI CO. AR FEE \$20.00
PRESENTED
7/27/2022 8:16:58 AM
RECORDED
07/27/2022 08:46:45 AM
TERRI HOLLINGSWORTH
Circuit / County Clerk
BY: DEAN DIXON
DEPUTY RECORDER

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Prepared by: ALBERTELLI LAW I INFORMATION WAY SUITE 201 LITTLE ROCK, AR 72202 (501) 406-0855 ALAW File 22-005536

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 17, 2022, at or about 10:00 AM, 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 52, BLOCK 1, STAGECOACH CROSSING PHASE 1, AN ADDITION TO THE CITY OF LITTLE ROCK, PULASKI COUNTY, ARKANSAS, AS SHOWN ON PLAT OF RECORD AS DOCUMENT NO. 2008019076, RECORDS OF PULASKI COUNTY, ARKANSAS.

Street Address: 9722 Herndon Rd Little Rock AR 72204

WHEREAS on July 29, 2009, by Roderick L. McCoy, a married man, executed a Deed of Trust to Layton Stuart, as Trustee for Mortgage Electronic Registration Systems, Inc., as nominee for One Bank and Trust, Said Deed of Trust was recorded on August 5, 2009, as Instrument No.2009053664 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 September 12, 2013, and recorded on September 19, 2013, as Instrument No. 2013068966 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 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 on December 1, 2021, 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 day of Vic

Albertelli Law

Kevin D. Rogers, AR Bar No. 2012031

Linformation Way, Suite 201

Little Rock, AR 72202

501-406-0855

A LAW No. 22-005536

ACKNOWLEDGEMENT

Commission Expires 07-25-2024

STATE OF ARKANSAS COUNTY OF **WILL**

day of 2022, before me. the undersigned officer. On this July, 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