



**2022083448**  
**PULASKI CO. AR FEE \$20.00**  
PRESENTED  
12/19/2022 3:29:55 PM  
RECORDED  
12/19/2022 04:10:34 PM  
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 22-012395

**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 February 28, 2023 at or about 10:00AM, the subject real property described herein below will be sold at West Markham Street 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 6, BLOCK 11, MASSIE-WEST SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14 AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 12 WEST NOW IN THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS.**

Street Address: 4704 Allen St North Little Rock AR 72118

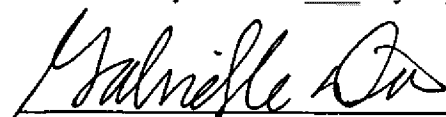
WHEREAS on October 23, 2009, Alice M. Rosamond, an unmarried woman, executed a Deed of Trust in favor of Bank of England, as trustee for Mortgage Electronic Registration Systems, Inc., as nominee for Bank of England. Said Deed of Trust was recorded on October 30, 2009 as instrument number 2009073392 in the real property records of Pulaski County, Arkansas. The Deed of Trust was subsequently assigned to JPMorgan Chase Bank, National Association by virtue of an assignment dated October 29, 2013 and recorded on November 5, 2013 as instrument number 2013079960 in the real property records of Pulaski County, Arkansas. The Deed of Trust was subsequently assigned to Nationstar Mortgage LLC d/b/a Mr. Cooper by virtue of an assignment dated December 10, 2019 and recorded on December 13, 2019 as instrument number 2019080231 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: Nationstar Mortgage LLC 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 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 July 1, 2022, 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 19<sup>th</sup> day of December, 2022



Albertelli Law  
Gabrielle Davis, AR 2022261  
1 Information Way, Suite 201  
Little Rock, AR 72202  
501-406-0855  
A LAW No. 22-012395

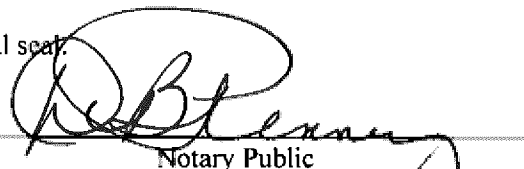
#### ACKNOWLEDGEMENT

STATE OF TEXAS  
COUNTY OF DALLAS

§  
§

On this 19 day of December, 2022, before me, the undersigned officer, personally appeared Gabrielle Davis 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:

1/11/25

