

2023034728

PULASKI CO. AR FEE \$20.00

PRESENTED

7/5/2023 5:07:40 PM

RECORDED

07/06/2023 10:17:11 AM

TERRI HOLLINGSWORTH

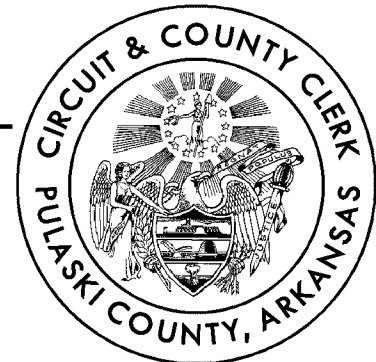
Circuit / County Clerk

BY: DEBORAH ABRAMOVITZ

DEPUTY RECORDER

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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 23-003148



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, 2023, at or about 10:00 AM , the subject real property described herein below will be sold at 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 10, BLOCK B, 1955 REPLAT OF BLOCKS A, B, C AND D, RICH ACRES
SUBDIVISION TO NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS.

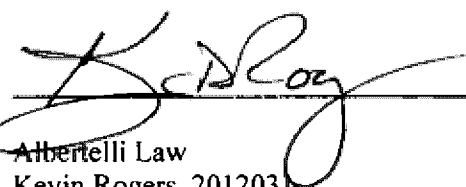
Street Address: 708 Mills St North Little Rock AR 72117

WHEREAS, the undersigned is the holder of the Beneficial interest under a certain Deed of Trust executed on March 24, 2014, by Dereck L. Sanders, a married person and Tamonica Sanders, to IBERIABANK as Trustee for Mortgage Electronic Registration Systems, Inc., as nominee for IBERIABANK Mortgage Company, An Arkansas Corporation said Deed of Trust having been recorded on March 31, 2014 as Instrument No. 2014017384 in the office of the Circuit Clerk and Ex-Officio Recorder of Pulaski County, Arkansas. Said Deed of Trust was subsequently assigned to U.S. Bank National Association by virtue of an Assignment of Deed of Trust executed on April 19, 2022, and recorded on April 19, 2022, as Instrument No. 2022027419 in the office of the Circuit Clerk and Ex-Officio Recorder 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 2800 Tamarack Road 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 November 1, 2022, and each subsequent payment to date are now due and the same is now therefore wholly 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 5 day of July, 2023



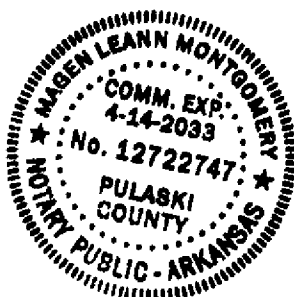
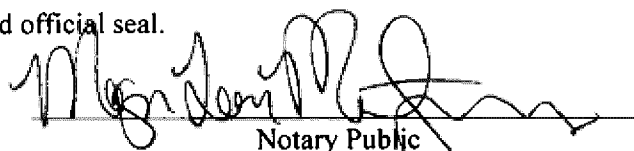
Albertelli Law
Kevin Rogers, 2012031
1 Information Way
Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 23-003148

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 5 day of July, 2023, before me, the undersigned officer, personally appeared Kevin 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.

Notary Public

My Commission Expires: 4/14/2033