

2023038432

PULASKI CO. AR FEE \$25.00

PRESENTED

7/24/2023 3:02:42 PM

RECORDED

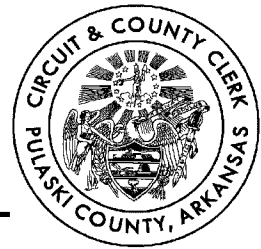
07/25/2023 10:29:50 AM

TERRI HOLLINGSWORTH

Circuit / County Clerk

BY: NICOLE TUCKER

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 17-005723

**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 27, 2023, 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 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:

Lot 9 and the East 1/2 of Lot 10, Block 24, Lasker's Second Addition to the City of North Little Rock, Pulaski County, Arkansas.

Street Address: 2209 W Long 17th St, N Little Rock, AR 72114

WHEREAS on February 14, 1996, Scott D. Longstreet and Karen L Longstreet, husband and wife, Berniece A. Vann, a married person, and Ted Vann, executed a Mortgage in favor of Pulaski Mortgage Company said Mortgage was recorded on February 20, 1996, as instrument number 96 13986 in the real property records of Pulaski County, Arkansas. Said Mortgage was subsequently assigned from U.S. Mortgage to Federal National Mortgage Association by virtue of an assignment dated September 11, 2006, and recorded on February 28, 2007, as instrument number 2007015301 in the real property records of Pulaski County, Arkansas. The aforementioned Assignment was discharged by virtue of a Discharge of Assignment dated October 28, 2015, and recorded on December 31, 2015, as instrument number 2015081465 in the real property records of Pulaski County, Arkansas. Mortgage was subsequently

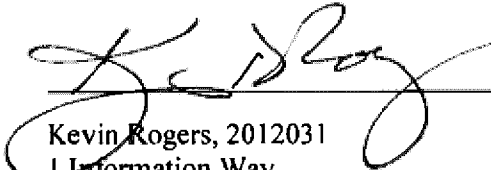
assigned to Bank of America, N.A. by virtue of an assignment dated June 10, 2015, and recorded on June 11, 2015, as instrument number 2015035104 in the real property records of Pulaski County, Arkansas. Mortgage was subsequently assigned to U.S. Mortgage by virtue of an assignment dated April 7, 2016, and recorded on April 25, 2016, as instrument number 2016024451 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. 7105 Corporate Dr. Plano TX 75240 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 August 1, 2010, 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 INTENTIONALLY LEFT BLANK

WITNESS my hand this 24 day of July, 2023. Bank of America, N.A., by its attorney-in-fact, Albertelli Law



Kevin Rogers, 2012031
Information Way
Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 17-005723

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 24 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

