

2023038440

PULASKI CO. AR FEE \$20.00

PRESENTED

7/24/2023 3:28:56 PM

RECORDED

07/25/2023 10:32:45 AM

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 23-007297

**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 10:00AM, 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:

PART OF LOT'S 89 AND 90. EUREKA GARDEN ANNEX SUBDIVISION, PULASKI COUNTY, ARKANSAS. DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 89; THENCE NORTH ALONG THE WEST LINE OF LOT'S 89 AND 90 A DISTANCE OF 150 FEET; THENCE S 89 DEGREES 07' E-35'; THENCE S 3 DEGREES 49' E-149.8' TO THE SOUTH LINE OF LOT 89; THENCE WEST 45 FEET TO THE POINT OF BEGINNING. PROPERTY CORNERS ARE LOCATED IN ACCORDANCE WITH EXISTING MONUMENTS IN THE AREA.

Street Address: 6905 Lee Rd North Little Rock AR 72117

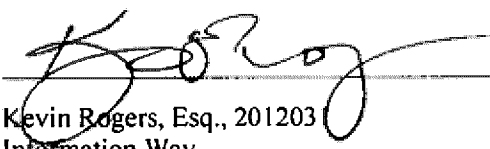
WHEREAS on July 24, 2003 Clayborn Harris and Agnes Harris, husband and wife, executed a Mortgage in favor of Bank of America, N.A. said Mortgage was recorded on September 23, 2003 as instrument number 2003097944 in the real property records of Pulaski County, Arkansas. The party initiating

foreclosure can be contacted at or in care of its servicer initiating foreclosure at: Bank of America, N.A., 100 N. Tyron St. Charlotte NC 28255, at Telephone No. (980) 335-3561; 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.

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

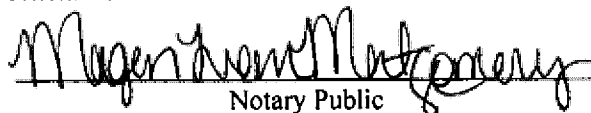

Kevin Rogers, Esq., 201203
Information Way
Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 23-007297

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 24 day of July, 2023, before me, the undersigned officer, personally appeared Walter, 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

