

**2023039160**

PULASKI CO. AR FEE \$25.00

PRESENTED

7/27/2023 9:26:03 AM

RECORDED

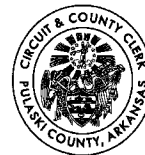
07/28/2023 09:54:31 AM

TERRI HOLLINGSWORTH

Circuit / County Clerk

BY: RUTHIE WATSON

DEPUTY RECORDER



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Prepared by:

ALBERTELLI LAW

1 INFORMATION WAY

SUITE 201

LITTLE ROCK, AR 72202

(501) 406-0855

ALAW File 22-006769

**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 October 2, 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:

THE FOLLOWING DESCRIBED LANDS LOCATED IN THE COUNTY OF PULASKI,  
STATE OF ARKANSAS:

PART OF THE NE1/4 NE1/4, SECTION 25, TOWNSHIP 1 NORTH, RANGE 14 WEST,  
PULASKI COUNTY, ARKANSAS, MORE FULLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHEAST CORNER OF SAID NE1/4 NE1/4; THENCE NORTH 89  
DEGREES 07' WEST A DISTANCE OF 400 FEET; THENCE SOUTH 0 DEGREES 13' EAST  
A DISTANCE OF 259.6 FEET TO A POINT IN THE NORTH R/W LINE OF REDBUD  
LANE; THENCE COUNTERCLOCKWISE ALONG R/W LINE OF SAID REDBUD LANE A  
DISTANCE OF APPROXIMATELY 83 FEET TO A POINT (SAID POINT ALSO BEING  
THE NW CORNER OF PLOT 46); THENCE SOUTH 89 DEGREES 47' EAST A DISTANCE  
OF 339.7 FEET TO A POINT IN THE EAST LINE OF SAID NE1/4 NE1/4; THENCE NORTH  
ALONG SAID EAST LINE OF SAID NE1/4 NE1/4 A DISTANCE OF 320 FEET TO THE

POINT OF BEGINNING; ALSO DESCRIBED AS PLOT #45 ACCORDING TO UNRECORDED PLAT OF NE1/4 SE1/4 AND NE1/4 (EXCEPT THE N1/2 NW1/4 NW1/4) IN SECTION 25, TOWNSHIP 1 NORTH, RANGE 14 WEST, AS PREPARED BY G.A. DENHAM AND DATED MAY 1953.

AND

PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 14 WEST, PULASKI COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A 3/4 INCH PIPE FOUND FOR THE NORTHEAST CORNER OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4, SECTION 25, TOWNSHIP 1 NORTH, RANGE 14 WEST; THENCE NORTH 89 DEGREES 09' 36" WEST 249.49 FEET (DEED RECORD NORTH 89 DEGREES 07' 00" WEST) ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 12' 15" WEST, 170.00 FEET; THENCE NORTH 89 DEGREES 09' 36" WEST, 150.00 FEET; THENCE NORTH 00 DEGREES 12' 15" EAST 170.00 FEET TO A CRIMPED IRON PIPE FOUND ON THE NORTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE ALONG SAID NORTH LINE, SOUTH 89 DEGREES 09' 36" EAST, 150.00 FEET TO THE POINT OF BEGINNING.

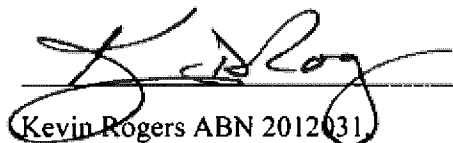
Street Address: 5800 Red Bud Lane Little Rock AR 72210

WHEREAS on October 17, 2012, Caritha R. Robinson-Hampton, a married person, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Bank of Little Rock Mortgage Corporation. Said Mortgage was recorded on October 23, 2012, as instrument number 2012069337 in the real property records of Pulaski County, Arkansas. The Mortgage was subsequently assigned to U.S. Bank National Association by virtue of an assignment dated September 3, 2021, and recorded on September 3, 2021, as instrument number 2021062720 in the real property records of Pulaski County, Arkansas. The Mortgage was subsequently assigned to Select Portfolio Servicing, Inc. by virtue of an assignment dated July 1, 2022, and recorded July 5, 2022, as instrument number 2022046935 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: Select Portfolio Servicing, Inc. 3217 S. Decker Lake Dr. Salt Lake City UT 84119 at Telephone No. 888-349-8955; 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 July 1, 2020, 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 27 day of July, 2023. Select Portfolio Servicing, Inc., by its attorney-in-fact, Albertelli Law



Kevin Rogers ABN 2012031

1 Information Way

Suite 201

Little Rock, AR 72202

501-406-0855

A LAW No. 22-006769

#### ACKNOWLEDGEMENT

STATE OF ARKANSAS

§

COUNTY OF PULASKI

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On this 27 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

