



2025015010

PULASKI CO. AR FEE \$20.00

PRESENTED

3/24/2025 1:44:43 PM

RECORDED

03/25/2025 08:53:03 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 25-001853

**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 May 30, 2025 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:

LOT 4, BLOCK 1, WOODRUFF CREEK ADDITION TO THE CITY OF SHERWOOD, PULASKI COUNTY, ARKANSAS, BEING SHOWN ON PLAT RECORDED AS PLAT NO. G-213, RECORDS OF PULASKI COUNTY, ARKANSAS.

Street Address: 3224 Woodruff Creek Dr Sherwood AR 72120

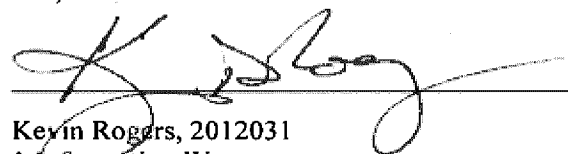
WHEREAS on November 14, 2005 Donald Ray Hall, Jr. and Linda B. McLeod-Hall, husband and wife, executed a Mortgage in favor of First Franklin a Division of Nat. City Bank of IN. Said Mortgage was recorded on November 23, 2005 as Instrument No. 2005099719 in the real property records of Pulaski County, Arkansas. Said Mortgage was subsequently assigned to First Franklin Financial Corporation by virtue of an assignment dated February 13, 2006 and recorded on March 1, 2006 as Instrument No. 2006015464 in the real property records of Pulaski County, Arkansas. Said Mortgage was subsequently assigned to PNC Bank, National Association by virtue of an assignment dated April 6, 2018 and recorded on June 18, 2018 as Instrument No. 2018037797 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: PNC Bank, National Association 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 September 1, 2024, 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 21 day of March, 2025. PNC Bank, National Association, by its attorney-in-fact, Albertelli Law



Kevin Rogers, 2012031
1 Information Way
Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 25-001853

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 21 day of March, 2025, 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

