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PRESENTED: 07-25-2024 04:22:22 PM RECORDED: 07-25-2024 04:22:22 PM

In Official Records of Terri Hollingsworth Circuit/County Clerk

PULASKI CO, AR FEE \$20.00

**MORTGAGEE'S NOTICE OF DEFAULT AND INTENTION TO SELL**

**YOU MAY LOSE YOUR PROPERTY IF YOU DO NOT TAKE IMMEDIATE ACTION. IF YOUR PROPERTY IS SOLD, YOU WILL REMAIN LIABLE FOR ANY DEFICIENCY AND AN ACTION FOR COLLECTION MAY BE BROUGHT AGAINST YOU.**

NOTICE IS HEREBY GIVEN that on September 26, 2024, at or about 9:00 a.m., the following real property will be sold at the Pulaski County Courthouse in Little Rock, Arkansas, to the highest bidder for cash:

Lot Thirty-one (31), Foxboro Addition to the City of North Little Rock, Pulaski County, Arkansas.

Subject to easements, restrictions, and covenants of record, if any.

Commonly known as: 6100 Foxboro Dr., North Little Rock, AR 72118

On November 28, 2017, Shirley Jackson, Surviving Spouse, executed a Mortgage in favor of Bank of the Ozarks, now known as Bank OZK, which was filed December 6, 2017, as Instrument No. 2017077362, in the office of the Ex-Officio Recorder for Pulaski County, Arkansas.

Shirley Jackson, Surviving Spouse, has defaulted in the monthly payments owed to Bank OZK under the Home Equity Line Of Credit Agreement And Disclosure which is secured by the Mortgage and is more than One Hundred Seventy Nine (179) days past due in payments to Bank OZK. The loan is now in default. Tenants of the property may claim an interest in the real property herein.

The sale will extinguish all interests in any part of the property, including existing lienholders, previous owners of the property, or tenants. The terms of the sale are certified funds to be paid the day of the sale and all transfer taxes will be the responsibility of the purchaser. The sale is subject to all matters shown on any applicable recorded plat; any unpaid taxes; any restrictive covenants, easements, or setback lines that may be applicable; any statutory rights of redemption of any government agency, state or federal; any prior liens or encumbrances as well as any priority created by fixture filing; and to any matter that an accurate survey of the premises might disclose. The party initiating this action is Bank OZK, f/k/a Bank of the Ozarks, 18000 Cantrell Road, Little Rock, Arkansas 72223, (501) 978-2341.



This instrument prepared by:  
Robert S. Coleman, Jr.  
400 W. Capitol Avenue  
Suite 1700  
Little Rock, Arkansas 72201  
(501) 904-1116

Robert S. Coleman, Jr.  
Attorney at Law  
Attorney-in-Fact for Bank OZK f/k/a  
Bank of the Ozarks

7/25/24

Date

**ACKNOWLEDGEMENT**

STATE OF ARKANSAS )  
                                  ) ss  
COUNTY OF PULASKI )

On this 25<sup>th</sup> day of July, 2024, before me, a Notary Public, duly commissioned, qualified and acting, within and for the said County and State, appeared in person the within named Robert S. Coleman, Jr., to me personally well-known or satisfactorily proven to be the person whose name appears in the foregoing instrument and whose name is subscribed as attorney-in-fact for Bank OZK f/k/a Bank of the Ozarks. He further stated and acknowledged that he had signed, executed, and delivered said foregoing instrument for the consideration, uses and purposes therein mentioned and set forth and that he expected the same as the act of his principal for the purposes therein contained.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 25<sup>th</sup> day of July, 2024.

My commission expires:  
09/15/2024

  
NOTARY PUBLIC

