



DocId:8050110

Tx:4032358

2024R-08620

12/30/2024 10:25 AM

JEFFERSON COUNTY AR

FLORA COOK-BISHOP, CIRCUIT CLERK

RECORDING FEE 20.00

NOTICE OF DEFAULT 140.00

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Prepared by:  
ALBERTELLI LAW  
1 INFORMATION WAY  
SUITE 201  
LITTLE ROCK, AR 72202  
(501) 406-0855  
ALAW File 24-037481

**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 March 12, 2025 at or about 1:00 PM, the subject real property described herein below will be sold at the Main Entrance of the Jefferson County Courthouse, 101 W. Barraque St., Pine Bluff, AR 71601 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 Jefferson County, Arkansas more particularly described as follows:

**PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 10 WEST OF THE 5TH P. M., JEFFERSON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 7, THENCE SOUTH 89 DEGREES 11 MINUTES 56 SECONDS EAST 33.18 FEET TO THE EASTERN RIGHT OF WAY OF HIGHWAY 104; THENCE SOUTH 00 DEGREES 42 MINUTES 46 SECONDS WEST ALONG SAID RIGHT OF WAY, A DISTANCE OF 342.88 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00 DEGREES 42 MINUTES 46 SECONDS WEST ALONG THE RIGHT OF WAY A DISTANCE OF 117 FEET; THENCE SOUTH 89 DEGREES 26 MINUTES EAST 329.1 FEET; THENCE NORTH 00 DEGREES 42 MINUTES 46 SECONDS EAST 117 FEET; THENCE NORTH 89 DEGREES 26 MINUTES WEST 329.1 FEET TO THE POINT OF BEGINNING.**

Street Address: 1703 Highway 104 Pine Bluff AR 71602


WHEREAS on December 5, 2016 Jason Randolph Mitchell, an unmarried person, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Simmons Bank. Said Mortgage was recorded on December 6, 2016 in Book 1426, Page 720 in the real property records of

Jefferson County, Arkansas. Said Mortgage was subsequently assigned to U.S. Bank National Association by virtue of an assignment dated February 28, 2019 and recorded on March 11, 2019 in Book 1484, Page 65 in the real property records of Jefferson County, Arkansas. The party initiating foreclosure can be contacted at or in care of its servicer initiating foreclosure at: U.S. Bank National Association 2800 Tamarack Road Owensboro KY 42301 at Telephone No. 800-365-7772; 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, 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 24<sup>th</sup> day of December, 2024. U.S. 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. 24-037481

#### ACKNOWLEDGEMENT

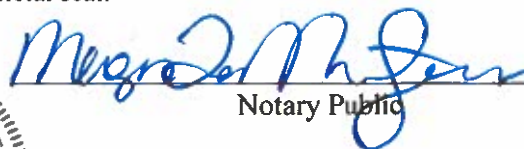
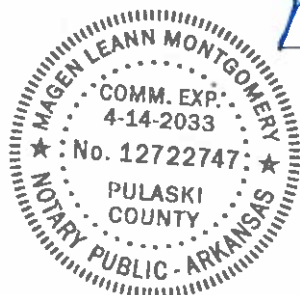
STATE OF ARKANSAS           §  
COUNTY OF PULASKI       §

On this 24<sup>th</sup> day of December, 2024, 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.

My Commission Expires:

4/14/2033

  
Notary Public