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Tx:4039647

2025R-06316

09/24/2025 10:59 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 25-012328

**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 November 21, 2025 at or about 9:00AM, 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:

LOT 8 IN BLOCK 83 OF AUSTIN AND TAYLOR'S ADDITION TO THE CITY OF PINE BLUFF, ARKANSAS, SAME BEING LOCATED IN LOT 12 OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 9 WEST OF THE 5TH P.M.
 Street Address: 1901 W 29th Ave, Pine Bluff, AR 71603

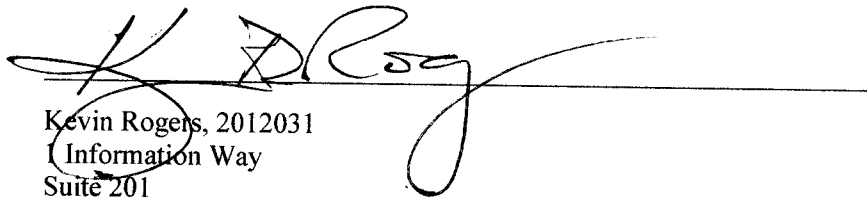
WHEREAS on March 16, 2006 Kendrick Payne, unmarried, and Linda Payne, unmarried, executed a Mortgage in favor of Wells Fargo Bank, N.A. Said Mortgage was recorded on March 27, 2006 in Book 1067, Page 176 in the real property records of Jefferson County, Arkansas. Said Mortgage was subsequently assigned to U.S. Bank National Association, as Trustee for SASCO Mortgage Loan Trust 2006-WF2 by virtue of an assignment dated November 23, 2012 and recorded on November 27, 2012 in Book 1317, Page 626 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, as Trustee for SASCO Mortgage Loan Trust 2006-WF2 11625 N Community House Rd
Charlotte NC 28277 at Telephone No. 414-214-4347; 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 June 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 16 day of September, 2025. U.S. Bank National Association, as Trustee for
SASCO Mortgage Loan Trust 2006-WF2, by its attorney-in-fact, Albertelli Law



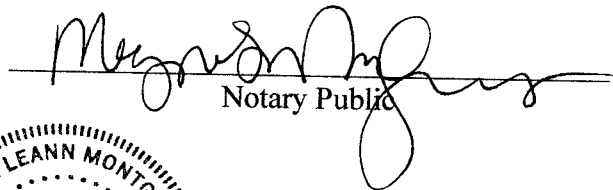
Kevin Rogers, 2012031
Information Way
Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 25-012328

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 16 day of September, 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

