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Tx:4057061

2025-001062  
LESLIE MASON, CIRCUIT CLERK  
STATE OF ARKANSAS  
COUNTY OF MISSISSIPPI  
DISTRICT: CHICKASAWBA  
FILED FOR RECORD:  
02/25/2025 03:30 PM  
BY: JENNIFER D.C.

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Prepared by:  
ALBERTELLI LAW  
1 INFORMATION WAY  
SUITE 201  
LITTLE ROCK, AR 72202  
(501) 406-0855  
ALAW File 25-001284

**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 April 28, 2025 at or about 10:00AM, the subject real property described herein below will be sold at the Main Entrance of the Mississippi County Courthouse, 200 West Walnut, Blytheville, AR 72315 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 Mississippi County, Arkansas more particularly described as follows:

LOT TWENTY-TWO (22), BLOCK "B", J.F. SMITH ADDITION TO THE CITY OF BLYTHEVILLE, ARKANSAS.

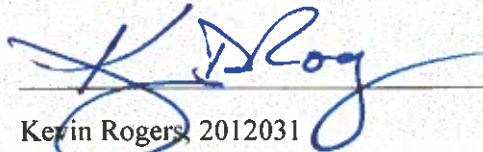
Street Address: 301 Eastwood St Blytheville AR 72315

WHEREAS on WHEREAS on September 12, 2003 Albert Jones, Jr., a married person, and Margaree R. Jones, executed a Mortgage in favor of First Home Mortgage, Inc. Said Mortgage was recorded on September 17, 2003 in Book 2004, Page 8551 in the real property records of Mississippi County, Arkansas. Said Mortgage was subsequently assigned to The Leader Mortgage Company by virtue of an assignment dated September 19, 2003 and recorded on December 11, 2003 in Book 2005, Page 3651 in the real property records of Mississippi County, Arkansas. The Leader Mortgage Company merged with U.S. Bank National Association by virtue of Merger effective on June 1, 2004. 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 KY42301, 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 August 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 February, 2025. U.S. Bank, National Association, by its attorney-in-fact, Albertelli Law



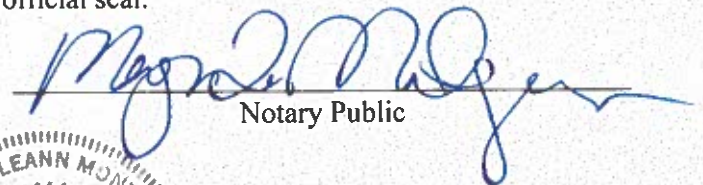
Kevin Rogers, 2012031  
1 Information Way  
Suite 201  
Little Rock, AR 72202  
501-406-0855  
A LAW No. 25-001284

ACKNOWLEDGEMENT

STATE OF ARKANSAS §  
COUNTY OF PULASKI §

On this 21 day of February, 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



02/25/2025 3:30 PM  
ALBERTELLI LAW  
Name:  
CASE NUMBER:  
TRANSACTION # 4057061  
DOCUMENT # 2025-001062

NOTICE OF DE

ADDL REFERENCES FEE: 15.00  
CERT OF ASSESSMENT FEE: 0.00  
NOTICE OF DEFAULT - ACT 663 FEE: 140.00  
RECORDING: 20.00  
TOTAL: 175.00  
CHECK: 175.00 ALBERTELLI LAW 517651

THANK YOU

LESLIE MASON  
CIRCUIT CLERK  
MISSISSIPPI COUNTY AR