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Prepared by:
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SUITE 201
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(501) 406-0855
ALAW File 25-009011

**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 September 8, 2025 at or about 1:00PM, the subject real property described herein below will be sold at the Main Entrance of the Pope County Courthouse, 100 W. Main, Russellville, AR 72801 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 Pope County, Arkansas more particularly described as follows:

LOT 9, TIMBER WOOD AS PER PLAT BOOK F, PAGES 39-40, TO THE CITY OF RUSSELLVILLE, ARKANSAS.

Street Address: 2303 Timberwood Lane Russellville AR 72802

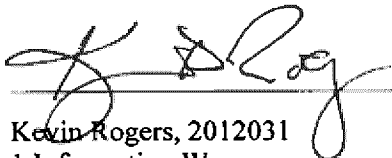
WHEREAS on September 25, 2002 Robert O. Bewley and Tammie Lynn Bewley, husband and wife, executed a Mortgage in favor of Simmons First Bank of Russellville. Said Mortgage was recorded on September 26, 2002 as Book 33-U, Page 374 in the real property records of Pope County, Arkansas. Mortgage was subsequently assigned to Mortgage Electronic Registration Systems, Inc., as nominee for U.S. Bank N.A. by virtue of an assignment dated September 26, 2002 and recorded on October 16, 2002 in Book 33-Y, Page 668 in the real property records of Pope County, Arkansas. Said Mortgage was subsequently assigned to U.S. Bank National Association by virtue of an assignment dated August 30, 2013 and recorded on September 13, 2013 in Book 2013-50, Page 453 in the real property records of Pope 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 Rd., Owensboro, KY 42301 at Telephone No. (270) 689-0845; 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 February 1, 2025, 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 26th day of June, 2025. U.S. Bank, National Association, by its attorney-in-fact, Albertelli Law



Kevin Rogers, 2012031
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501-406-0855
A LAW No. 25-009011

ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 26th day of June, 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

