

2024R000679  
STATE OF ARKANSAS  
COUNTY OF ST. FRANCIS  
FILED FOR RECORD ON:  
02/26/2024 02:36 PM  
ALAN T. SMITH, CIRCUIT CLERK  
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Prepared by:  
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SUITE 201  
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(501) 406-0855  
ALAW File 24-003047

**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 May 2, 2024 at or about 1:00 PM, the subject real property described herein below will be sold at of the St. Francis County Courthouse, 313 South Iazard, Forrest City, AR 72335 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 Deed of Trust is located in St. Francis County, Arkansas more particularly described as follows:

**LOT ONE HUNDRED FIFTY (150) OF FORREST HILLS ADDITION, DEVELOPMENT  
NO. 4, TO THE CITY OF FORREST CITY, ARKANSAS, ACCORDING TO THE PLAT  
THEREOF DULY RECORDED IN CITY PLAT BOOK AT PAGE 269 OF THE  
OFFICIAL RECORDS OF ST. FRANCIS COUNTY, ARKANSAS.**

Street Address: 1305 Brookside Dr Forrest City AR 72335

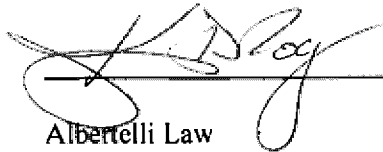
WHEREAS on May 19, 1999, Ruthie Jones, a single woman, executed a Deed of Trust in favor of James C. East, as Trustee for Pulaski Mortgage Company. Said Deed of Trust was recorded on May 20, 1999, as Book 620, Page 149, in the office of the Circuit Clerk and Ex-Officio Recorder of St. Francis County, Arkansas. Said Deed of Trust was re-recorded on June 22, 1999, as Book 622, Page 59, in the office of the Circuit Clerk and Ex-Officio Recorder of St. Francis County, Arkansas. Said Deed of Trust was assigned to FIRSTAR Bank NA, by virtue of an assignment dated May 27, 1999, and was recorded on June 14, 1999 as Book 621, Page 518 in the office of the Circuit Clerk and Ex-Officio Recorder of St. Francis County, Arkansas. Said assignment was then re-recorded on June 22, 1999, as Book 622, Page 115 in the office of the Circuit Clerk and Ex-Officio Recorder of St. Francis 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 substitute trustee and is acting on and with the consent and authority of the lender who is exercising its power of sale under Ark. Code Ann. §18-50-115 which implies a power of sale in every Deed of Trust 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 September 1, 2023, and each subsequent payment to date are now due and the same is now therefore wholly 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 26 day of February, 2024



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501-406-0855  
A LAW No. 24-003047

ACKNOWLEDGEMENT

STATE OF ARKANSAS           §  
COUNTY OF PULASKI       §

On this 26 day of February, 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.



Notary Public

My Commission Expires: 4/14/2023

