

2024R003584  
STATE OF ARKANSAS  
COUNTY OF ST. FRANCIS  
FILED FOR RECORD ON:  
10/10/2024 01:13 PM  
ALAN T. SMITH, CIRCUIT CLERK  
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Prepared by:  
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1 INFORMATION WAY  
SUITE 201  
LITTLE ROCK, AR 72202  
(501) 406-0855  
ALAW File 24-034080

**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 December 26, 2024 at or about 1:00PM, the subject real property described herein below will be sold at the Main Entrance of the St. Francis County Courthouse, 313 South IZARD, 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 Mortgage is located in St. Francis County, Arkansas more particularly described as follows:

LOT THIRTY-FOUR (34) IN ROBERT FALLIS'S SECTION "A" OF SHADYWOOD VILLAGE SUBDIVISION IN THE CITY OF FORREST CITY, ARKANSAS, AS SHOWN BY PLAT OF RECORD IN CITY PLAT BOOK AT PAGE 261, AND SUBJECT TO BILL OF ASSURANCE OF RECORD IN BOOK 269 AT PAGE 55 AND TO ANY EASEMENTS AS SHOWN OF RECORD.  
Street Address: 860 Inglewood St Forrest City AR 72335

WHEREAS on January 31, 2007 John Wesley Massey, a married person and Mary Ann Massey, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Pulaski Mortgage Company. Said Mortgage was recorded on February 1, 2007 in Book 772, Page 872 in the real property records of St. Francis County, Arkansas. Said Mortgage was subsequently assigned to U.S. Bank National Association by virtue of an assignment dated March 26, 2012 and recorded on April 26, 2012 in Book 833 OR Page 130 in the real property records 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 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 April 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 9<sup>th</sup> day of October, 2024. U.S. Bank, National Association, by its attorney-in-fact, Albertelli Law



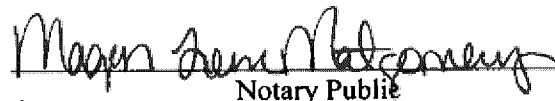
James McPherson, 2011038  
1 Information Way  
Suite 201  
Little Rock, AR 72202  
501-406-0855  
A LAW No. 24-034080

ACKNOWLEDGEMENT

STATE OF ARKANSAS §  
COUNTY OF PULASKI §

On this 9<sup>th</sup> day of October, 2024, before me, the undersigned officer, personally appeared James McPherson, 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

