

FILED FOR RECORD  
AT 12:25 O'CLOCK P M

APR 11 2019

LAFAYETTE WOODS, SR., CIRCUIT CLERK  
JEFFERSON COUNTY, ARKANSAS50<sup>th</sup> 140<sup>th</sup>

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Prepared by:  
ALBERTELLI LAW  
1 INFORMATION WAY  
SUITE 201  
LITTLE ROCK, AR 72202  
(501) 406-0855  
ALAW File 19-008193

**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 June 12, 2019 at or about 1:00 PM, the subject real property described herein below will be sold at 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 Deed of Trust is located in Jefferson County, Arkansas more particularly described as follows:

**LOTS ONE (1) AND TWO (2) IN BLOCK THREE (3) OF OAK GROVE ADDITION  
 TO THE CITY OF PINE BLUFF, ARKANSAS; SAME BEING LOCATED IN THE  
 SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF  
 THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 16, TOWNSHIP 6 SOUTH,  
 RANGE 9 WEST OF THE 5TH P.M.**

Street Address: 820 W 34th St, Pine Bluff, AR 71603

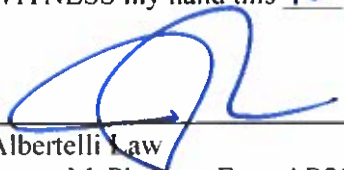
WHEREAS on July 31, 2008, OMIE R. FUTCH, AN UNMARRIED PERSON, executed a Deed of Trust in favor of PULASKI BANK & TRUST, as trustee for MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR PULASKI MORTGAGE COMPANY, AN ARKANSAS CORPORATION. Said Deed of Trust was recorded on August 4, 2008 in Book 1177 at Page 676 in the real property records of Jefferson County, Arkansas. The Deed of Trust was re-recorded on August 18, 2008 in Book 1179 at Page 172 in the real property records of Jefferson County, Arkansas. The Deed of Trust was subsequently assigned to U.S. Bank National Association. by virtue of an assignment dated August 13, 2014, and recorded on August 18, 2014 in Book 1367 at Page 557 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 4801 Frederica Street 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, 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 10<sup>th</sup> day of April, 2019

  
 Albertelli Law  
 James McPherson, Esq., AR2011038  
 1 Information Way, Suite 201  
 Little Rock, AR 72202  
 501-406-0855  
 A LAW No. 19-008193

# ACKNOWLEDGEMENT

STATE OF ARKANSAS  
 COUNTY OF PULASKI

On this 10<sup>th</sup> day of April, 2019, 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.



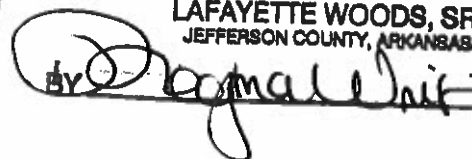
  
 Notary Public

My Commission Expires: 4-27-2026



I HEREBY CERTIFY THAT THIS INSTRUMENT  
 WAS FILED AND RECORDED ON THE 11<sup>th</sup>  
 DAY OF April 2019 AT 12:25  
 BOOK NO 1017 PAGE 413

LAFAYETTE WOODS, SR.  
 JEFFERSON COUNTY, ARKANSAS

 DC