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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 19-010796

**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 June 25, 2019 at or about 10:00AM, the subject real property described herein below will be sold at the Main Entrance of the Miller County Courthouse, 400 Laurel Street, Texarkana, AR 71854 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 Miller County, Arkansas more particularly described as follows:

LOT NUMBERED ONE (1) IN BLOCK NUMBERED THIRTEEN (13) OF WOOTEN'S
2ND SUBDIVISION, A PART OF THE WEST HALF OF SECTION 25, TOWNSHIP 15
SOUTH, RANGE 28 WEST, MILLER COUNTY, ARKANSAS, ACCORDING TO THE
MAP OR PLAT OF SAID SUBDIVISION RECORDED IN VOLUME 179, PAGE 65 OF
THE PLAT RECORDS OF MILLER COUNTY, ARKANSAS.

Street Address: 40 S Valley Drive, Texarkana, Arkansas 71854

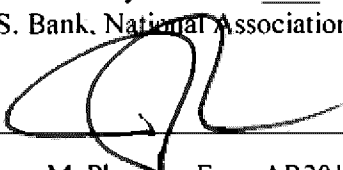
WHEREAS on May 23, 2012 REBECCA MAHAFFEY and JOHN M. MAHAFFEY, HER HUSBAND, executed a Mortgage in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR BANK OF THE OZARKS. Said Mortgage was recorded on May 25, 2012 as instrument number 2012R005909 in the real property records of Miller County, Arkansas. The Mortgage was subsequently assigned to U.S. BANK NATIONAL ASSOCIATION by virtue of an assignment dated December 20, 2018 and recorded on December 20, 2018 as instrument number 2018R008885 in the real property records of Miller 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 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, 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 24th day of April, 2019.
U.S. Bank, National Association, by its attorney-in-fact, Albertelli Law

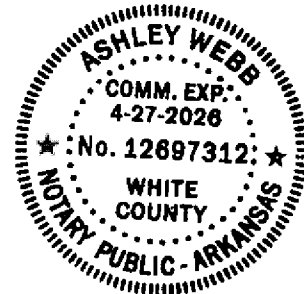

James McPherson, Esq., AR2011038
1 Information Way, Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 19-010796

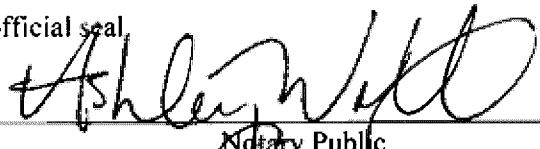
ACKNOWLEDGEMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

On this 24th 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