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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 19-011274

**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 July 3, 2019 at or about 10:00AM, the subject real property described herein below will be sold at the main entrance of the Scott County Courthouse, 100 West First Street, Waldron, AR 72958 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 Scott County, Arkansas more particularly described as follows:

**LOT (F) OF THE WALNUT GROVE ADDITION TO THE CITY OF WALDRON,
ARKANSAS, SCOTT COUNTY.**

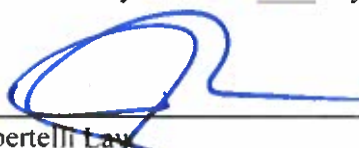
Street Address: 130 Walnut Grove St, Waldron, AR 72958

WHEREAS on October 27, 1998, Tyson Akins and Casie L. Akins, husband and wife, executed a Deed of Trust in favor of Walton Maurras, as trustee for The City National Bank of Fort Smith, Arkansas. Said Deed of Trust was recorded on October 28, 1998 in Book 204 at Page 79 in the real property records of Scott County, Arkansas. The Deed of Trust was re-recorded on February 1, 1999 in Book 208 at Page 220 in the real property records of Scott County, Arkansas. The Deed of Trust was subsequently assigned to The Leader Mortgage Company by virtue of an assignment dated October 30, 1998 and recorded on February 18, 1999 in Book 209 at Page 191 in the real property records of Scott 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 29th 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. 19-011274



ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 29th 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

Scott County, Ar
I certify this instrument was filed
on 04/30/2019 04:21 PM
and recorded in the Mortgage
Book 2019 Page 1173 - 1174
Barbara Whiteley, Circuit Clerk
By: Beverly Kuhlmann C.C.



My Commission Expires:

4/27/2026

