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Prepared by:  
ALBERTELLI LAW  
1 INFORMATION WAY  
SUITE 201  
LITTLE ROCK, AR 72202  
(501) 406-0855  
ALAW File 19-017960

**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 October 14, 2019 at or about 2:30PM, the subject real property described herein below will be sold at the main entrance of the Craighead County Courthouse, 511 S. Main St., Jonesboro, AR 72401 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 Craighead County, Arkansas more particularly described as follows:

**PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 15 NORTH, RANGE 4 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11; THENCE SOUTH 0 DEGREES 03 MINUTES WEST 1787.8 FEET; THENCE WEST 433.96 FEET TO THE CENTERLINE OF A ROAD, THE POINT OF BEGINNING PROPER; THENCE CONTINUE WEST 165.0 FEET; THENCE SOUTH 161.3 FEET; THENCE EAST 165.0 FEET TO THE CENTERLINE OF ROAD; THENCE NORTH ALONG SAID CENTERLINE 161.3 FEET TO THE POINT OF BEGINNING PROPER, BEING SUBJECT TO A 30 FOOT ROAD EASEMENT ALONG THE EAST SIDE THEREOF, AND A 30 FOOT ROAD EASEMENT ALONG THE SOUTH SIDE THEREOF.**

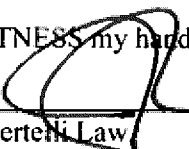
Street Address: 95 Cr 771 Jonesboro AR 72401

WHEREAS on December 28, 1999, SHANNON D. EAST and KALA A. EAST, HUSBAND AND WIFE, executed a Deed of Trust in favor of CHARLES M. MOONEY, SR., as trustee for FIRST HOME MORTGAGE, INC. Said Deed of Trust was recorded on December 30, 1999 in MTG Book 791 at Page 81 in the real property records of Craighead County (Jonesboro), Arkansas. The Deed of Trust was subsequently assigned to THE LEADER MORTGAGE COMPANY by virtue of an assignment dated January 4, 2000 and recorded on March 14, 2000 in MTG Book 797 at Page 855 in the real property records of Craighead County (Jonesboro), 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 20<sup>th</sup> day of July, 2019

  
Albertini Law  
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1 Information Way, Suite 201  
Little Rock, AR 72202  
501-406-0855  
A LAW No. 19-017960

#### ACKNOWLEDGEMENT

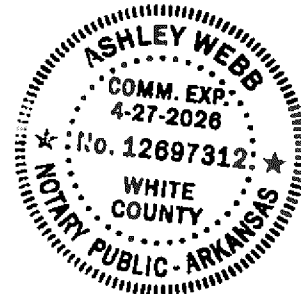
STATE OF ARKANSAS §  
COUNTY OF PULASKI §

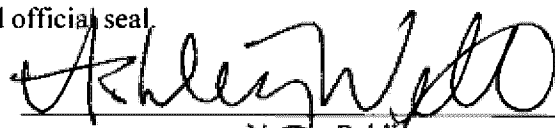
On this 20<sup>th</sup> day of July, 2019, before me, the undersigned officer, personally appeared James McPherson, known to me to be the person who subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal

My Commission Expires:

4-27-2026



  
Notary Public