

2019R000597  
STATE OF ARKANSAS  
COUNTY OF ST. FRANCIS  
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BETTE S. GREEN, CIRCUIT CLERK  
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Prepared by:  
ALBERTELLI LAW  
1 INFORMATION WAY  
SUITE 201  
LITTLE ROCK, AR 72202  
(501) 406-0855  
ALAW File 19-019941

**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 November 7, 2019 at or about 12:00PM, 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:

A PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION SIXTEEN, TOWNSHIP FOUR NORTH, RANGE SIX EAST, ST. FRANCIS COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A TWO INCH BOILER FLUE SET FOR THE SOUTHEAST CORNER OF BLOCK 30, MRS. C.A. HUGHES SUBDIVISION NO. 1 TO THE TOWN OF HUGHES, ARKANSAS. SAID POINT BEING THE NORTHWEST CORNER OF THE INTERSECTION OF MAIN AND FIFTH STREETS; THENCE NORTH ALONG THE WEST SIDE OF FIFTH STREET 365 FEET TO THE POINT OF BEGINNING OF THE LOT HEREIN DESCRIBED; THENCE WEST 150 FEET; THENCE NORTH 100 FEET; THENCE EAST 150 FEET TO THE WEST SIDE OF FIFTH STREET; THENCE SOUTH ALONG THE WEST SIDE OF FIFTH STREET 100 FEET TO THE POINT OF BEGINNING.

Street Address: 222 5th Street, Hughes, AR 72348

WHEREAS on October 24, 2018 EDWARD WOODS, SINGLE MAN, executed a Mortgage in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR EAGLE BANK


& TRUST COMPANY. Said Mortgage was recorded on October 30, 2018 in Book 906 at Page 207 in the real property records of St. Francis County, Arkansas. The Mortgage was subsequently assigned to U.S. BANK NATIONAL ASSOCIATION by virtue of an assignment dated February 28, 2019 and recorded on March 11, 2019 in Book 909 at Page 964 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 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 29<sup>th</sup> day of August, 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. 19-019941

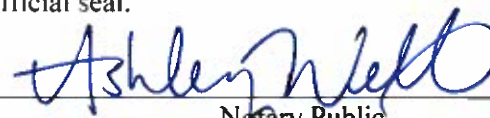
#### ACKNOWLEDGEMENT

STATE OF ARKANSAS  
COUNTY OF PULASKI

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§

On this 29<sup>th</sup> day of August, 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:

4-27-2020

