

FILED FOR RECORD
AT 10:31 O'CLOCK A MOCT 23 2019
LAFAYETTE WOODS, SR., CIRCUIT CLERK
JEFFERSON COUNTY, ARKANSAS
35 + 140

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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 19-022604

**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 January 8, 2020 at or about 1:00PM. the subject real property described herein below will be sold inside the N. Pine Street 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 Mortgage is located in Jefferson County, Arkansas more particularly described as follows:

LOT ONE OF LEE SPRINGS ACRES AS SHOWN ON SURVEY BY WYNN SURVEYING INC., DATED SEPTEMBER 30, 2005, AND FILED OCTOBER 11, 2005, IN SURVEY BOOK 6 PAGE 118 IN THE JEFFERSON COUNTY CIRCUIT CLERK'S OFFICE, SAME BEING LOCATED IN THE SOUTH HALF (S 1/2) OF SECTION 16 TOWNSHIP 6 SOUTH, RANGE 11 WEST OF THE 5TH P.M.

Street Address: 12931 Lee Springs Rd Pine Bluff AR 71603

WHEREAS on March 30, 2007 Karen J. Moore, a single person, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Mason-Mcduffie Mortgage Corporation, a California Corporation. Said Mortgage was recorded on April 4, 2007 in Book 1120 at Page 499 in the real property records of Jefferson County, Arkansas. The Mortgage was subsequently assigned to U.S. Bank National Association by virtue of an assignment dated August 15, 2013 and recorded on August 22, 2013 in Book

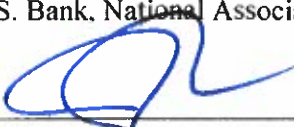
1341 at Page 261 in the real property records of Jefferson County, Arkansas. The party initiating foreclosure can be contacted at or in care of its servicer initiating foreclosure at: U.S. Bank National Association 4801 Frederica Street Owensboro KY 42301 at Telephone No. 800-365-7772; and

WHEREAS, there may be tenants that claim an interest in the real property herein based upon said tenancy; and

WHEREAS, the undersigned is the 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 22nd day of October, 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. 19-022604

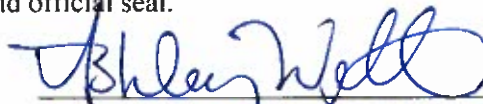
ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 22nd day of October, 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 23
DAY OF October 2019 AT 10:31
BOOK NO 1026 PAGE 65

LAFAYETTE WOODS, SR.
JEFFERSON COUNTY, ARKANSAS
BY  DC