



2019082484

PULASKI CO. AR FEE \$20.00

PRESENTED

12/23/2019 3:15:34 PM

RECORDED

12/23/2019 04:38:00 PM

TERRI HOLLINGSWORTH

Circuit / County Clerk

BY: REGINA HAMPTON

DEPUTY RECORDER

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Prepared by:
ALBERTELLI LAW
1 INFORMATION WAY
SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 19-025439

**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 February 24, 2020 at or about 10:00AM, the subject real property described herein below will be sold inside the West Markham Street Entrance of the Pulaski County Courthouse, 401 West Markham, Little Rock, AR 72201 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 Pulaski County, Arkansas more particularly described as follows:

ALL THAT PARCEL OF LAND IN PULASKI COUNTY, STATE OF ARKANSAS, AS MORE FULLY DESCRIBED IN DEED INST # 2003-114015, ID# 44L1750000100, BEING KNOWN AND DESIGNATED AS LOT 1 & 2, DONHAMS REPLAT OF PART OF TRACT 1 OF GRACELAND ACRES, FILED IN PLAT INST# 2003-114015, RECORDED 11/04/2003

BY FEE SIMPLE DEED FROM CORN INSURANCE AGENCY, INC. AS SET FORTH IN INST # 2003-114015 DATED 10/31/2003 AND RECORDED 11/04/2003, PULASKI COUNTY RECORDS, STATE OF ARKANSAS.

Street Address: 7030 Mabelvale Pike Little Rock AR 72209

WHEREAS on February 25, 2008 James Thomas Rowan, Jr. and Tiffany W. Rowan, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for USAA Federal Savings Bank. Said Mortgage was recorded on March 5, 2008 as instrument number 2008015122 in the real property records of Pulaski County, Arkansas. The Mortgage was subsequently assigned to U.S. Bank National

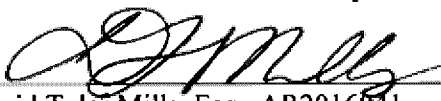
Association by virtue of an assignment dated August 29, 2019 and recorded on September 6, 2019 as instrument number 2019056226 in the real property records of Pulaski County, Arkansas. The party initiating foreclosure can be contacted at or in care of its servicer initiating foreclosure at: U.S. Bank 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 23rd day of December, 2019.

U.S. Bank. National Association, by its attorney-in-fact, Albertelli Law


David Tyler Mills, Esq., AR2016041
1 Information Way, Suite 201
Little Rock, AR 72202
501-406-0855
A LAW No. 19-025439

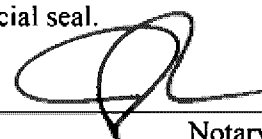
ACKNOWLEDGEMENT

STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 23rd day of December, 2019, before me, the undersigned officer, personally appeared David Tyler Mills, 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: 10-6-2027


Notary Public

