

FILED FOR RECORD  
AT 9:57 O'CLOCK 9 M

FEB 14 2020

LAFAYETTE WOODS, SR., CIRCUIT CLERK  
JEFFERSON COUNTY, ARKANSAS*Donna Williams*140  
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15  
175

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Prepared by:  
ALBERTELLI LAW  
1 INFORMATION WAY  
SUITE 201  
LITTLE ROCK, AR 72202  
(501) 406-0855  
ALAW File 20-003252

**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 April 22, 2020 at or about 1:00PM, the subject real property described herein below will be sold at the inside 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 Deed of Trust is located in Jefferson County, Arkansas more particularly described as follows:

LOT SEVEN (7) IN BLOCK SIX (6) OF WESTERN HILLS SUBDIVISION SECTION TWO (2) TO THE CITY OF PINE BLUFF, ARKANSAS, SAME BEING LOCATED IN THE NORTH HALF (N1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 9 WEST OF THE 5TH P.M.

Street Address: 4802 Tomahawk St Pine Bluff AR 71603

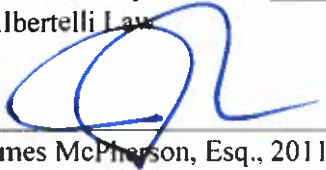
WHEREAS on November 25, 2008 Linda Ruth Harper, an unmarried person, executed a Deed of Trust in favor of Craig Hunt as Trustee for Mortgage Electronic Registration Systems, Inc., as nominee for Simmons First National Bank. Said Deed of Trust was recorded on December 1, 2008 in Book 1189 at Page 790 in the real property records of Jefferson County, Arkansas. The Deed of Trust was subsequently assigned to U.S. Bank National Association by virtue of an assignment dated October 29, 2019 and recorded on November 7, 2019 in Book 1501 at Page 244 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 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 13<sup>th</sup> day of February, 2020.  
Albertelli Law

  
James McPherson, Esq., 2011038  
1 Information Way  
Suite 201  
Little Rock, AR 72202  
501-406-0855  
A LAW No. 20-003252

# ACKNOWLEDGEMENT

STATE OF ARKANSAS §  
COUNTY OF PULASKI §

On this 13<sup>th</sup> day of February, 2020, 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

I HEREBY CERTIFY THAT THIS INSTRUMENT  
WAS FILED AND RECORDED ON THE 14<sup>th</sup>  
DAY OF February 2020 AT 9:57  
BOOK NO. 1030 PAGE 747

LAFAYETTE WOODS, SR.  
JEFFERSON COUNTY, ARKANSAS  
BY  DC

