



2020R-00148
B: AA166 P: 334
STATE OF ARKANSAS
COUNTY OF WOODRUFF
FILED FOR RECORD ON:
01/30/2020 01:44 PM
JEAN BURKETT, CIRCUIT CLERK

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Prepared by:
ALBERTELLI LAW
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SUITE 201
LITTLE ROCK, AR 72202
(501) 406-0855
ALAW File 20-001839

**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 April 15, 2020 at or about 3:30PM, the subject real property described herein below will be sold at the Main Entrance of the Woodruff County Courthouse, 500 N. 3rd Street, Augusta, AR 72006 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 Woodruff County, Arkansas more particularly described as follows:

LOT TEN (10) WITHIN BLOCK TEN (10) OF THE ROLLING EILLS ADDITION TO
THE CITY OF AUGUSTA, WOODRUFF COUNTY, ARKANSAS.

Street Address: 701 Oak Street, Augusta, AR 72006


WHEREAS on December 21, 2010 Russell Drew Whitehead, a single person, executed a Mortgage in favor of Mortgage Electronic Registration Systems, Inc., as nominee for First Security Bank. Said Mortgage was recorded on December 30, 2010 in Book A143 at Page 384 in the real property records of Woodruff County, Arkansas. Said Mortgage was re-recorded January 7, 2011 at Book A143 at Page 455 in the real property records of Woodruff County, Arkansas. The Mortgage was subsequently assigned to U.S. Bank National Association by virtue of an assignment dated April 17, 2019 and recorded on April 26, 2019 as Instrument No. 2019R-00313 in the real property records of Woodruff 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 21st day of January, 2020.

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


James McPherson, Esq., 2011038
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Little Rock, AR 72202
501-406-0855
A LAW No. 20-001839

ACKNOWLEDGEMENT

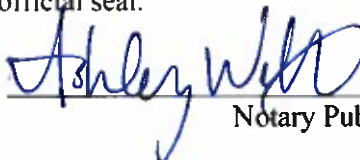
STATE OF ARKANSAS §
COUNTY OF PULASKI §

On this 29th day of January, 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